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Local Shoe Factory, 1906



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OEDP

Overall Economic Development Program
PROGRESS REPORT

Old Colony Planning Council



DANIEL M. CRANE
EXECUTIVE DIRECTOR

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1833

March 29, 1976

Mr. John E. Corrigan
Regional Director
U.S. Department of Commerce
Economic Development Administration
Atlantic Regional Office
600 Arch Street
Philadelphia, PA 19106

Dear Mr. Corrigan:

I am forwarding herewith eight (8) copies of the 1975 Progress Report on the Overall Economic Development Program in the Brockton Redevelopment Area which has been prepared by the Old Colony Planning Council for the OEDP Committee.

The report describes the economic development activities which have transpired in the region during the past year and outlines some of the activities which will be pursued in the coming year.

The report also lists the priority projects which the OEDP Committee recommends for EDA funding. We hope that EDA will give serious consideration to these projects in the near future.

We are looking forward to the designation of the Brockton area as an Economic Development District. We feel that this designation will have a very favorable impact of the economic development of the region.

Thank you for your continuing interest in the region.

Very truly yours,

Daniel M. Crane
Executive Director

DMC:ATW:jm

enclosures (8)

cc: OCPC Delegates and Alternates
OEDP Committee Members

SERVING

EAST BRIDGEWATER	ABINGTON	AVON	BRIDGEWATER	BROCKTON
	EASTON	HANSON	PEMBROKE	WEST BRIDGEWATER
				WHITMAN

1975
PROGRESS REPORT

OVERALL ECONOMIC DEVELOPMENT PROGRAM

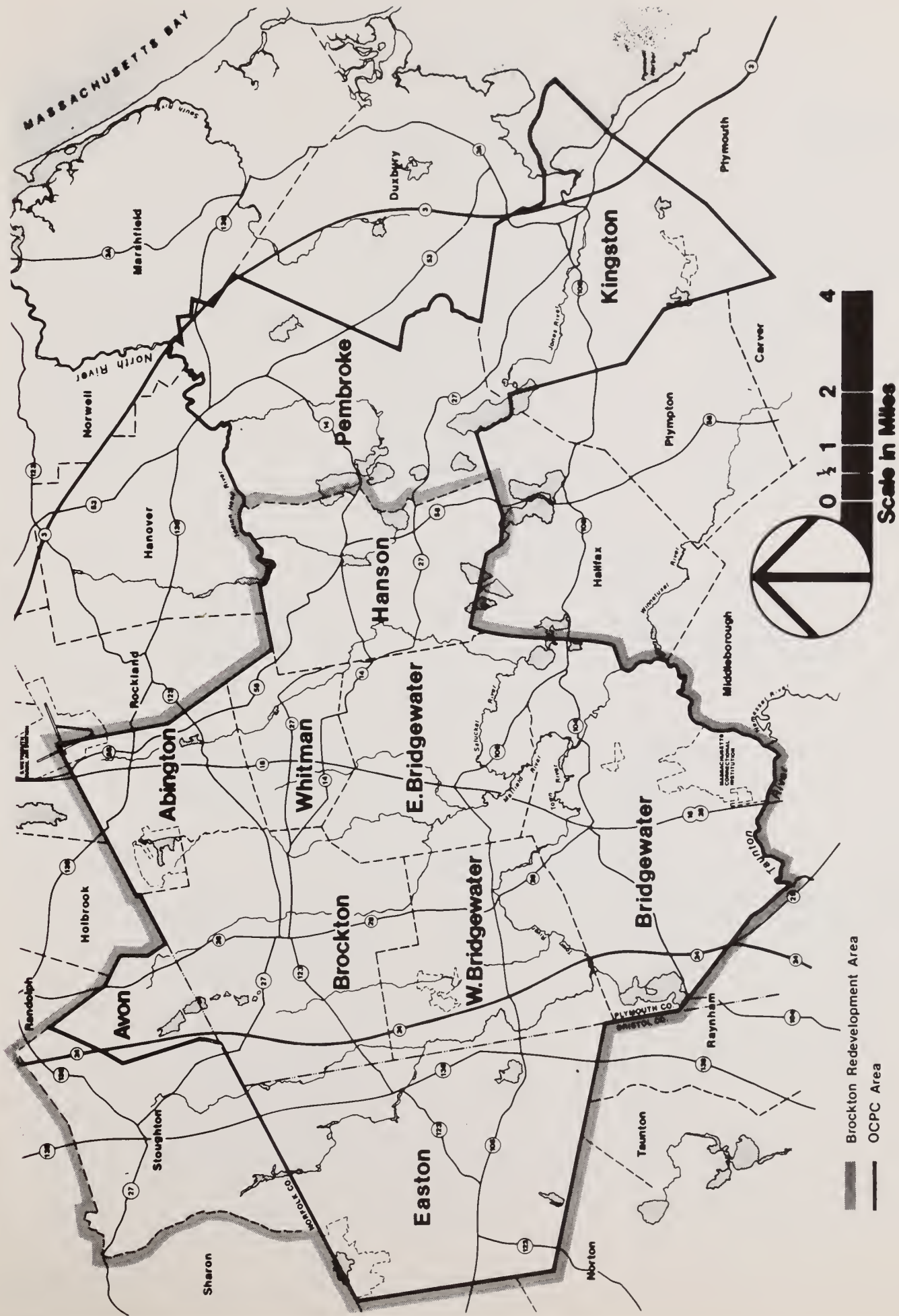
Brockton, Mass. Redevelopment Area

OLD COLONY PLANNING COUNCIL
232 Main Street
Brockton, MA 02401

The preparation of this report was financially aided through a federal grant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Report prepared by Theodore Welte and Ellen Cunningham; review by Charles Stevenson and Daniel Crane; graphics by Russel Bami; typing by Jacqueline Munson.

Cover photo of Regal Shoe Factory in Whitman courtesy of Mrs. Evelyn Coughlan, Dyer Memorial Library, Abington. Employment and unemployment data provided by Mr. Russell Ganz, Labor Market Economist, Mass. Division of Employment Security.



OLD COLONY PLANNING COUNCIL

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Secretary	Anthony P. Anacki	Bridgewater
Treasurer	A. Stanley Littlefield	Abington

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Bridgewater	Anthony P. Anacki	Douglas Dorr
Brockton	Honorable David E. Crosby	Paul Adams
East Bridgewater	Charles A. Benson	Paul Tesson
Easton	Richard H. Chase	Charles L. Hattaway
Hanson	Robert Allison	Thomas F. Horan
Kingston	Herbert F. Macy	Lawrence B. Westgate
Pembroke	Gerard Dempsey	Peter C. Conley
West Bridgewater	Merton Ouderkirk	Ronald Snell
Whitman	John T. English	John C. Yaney

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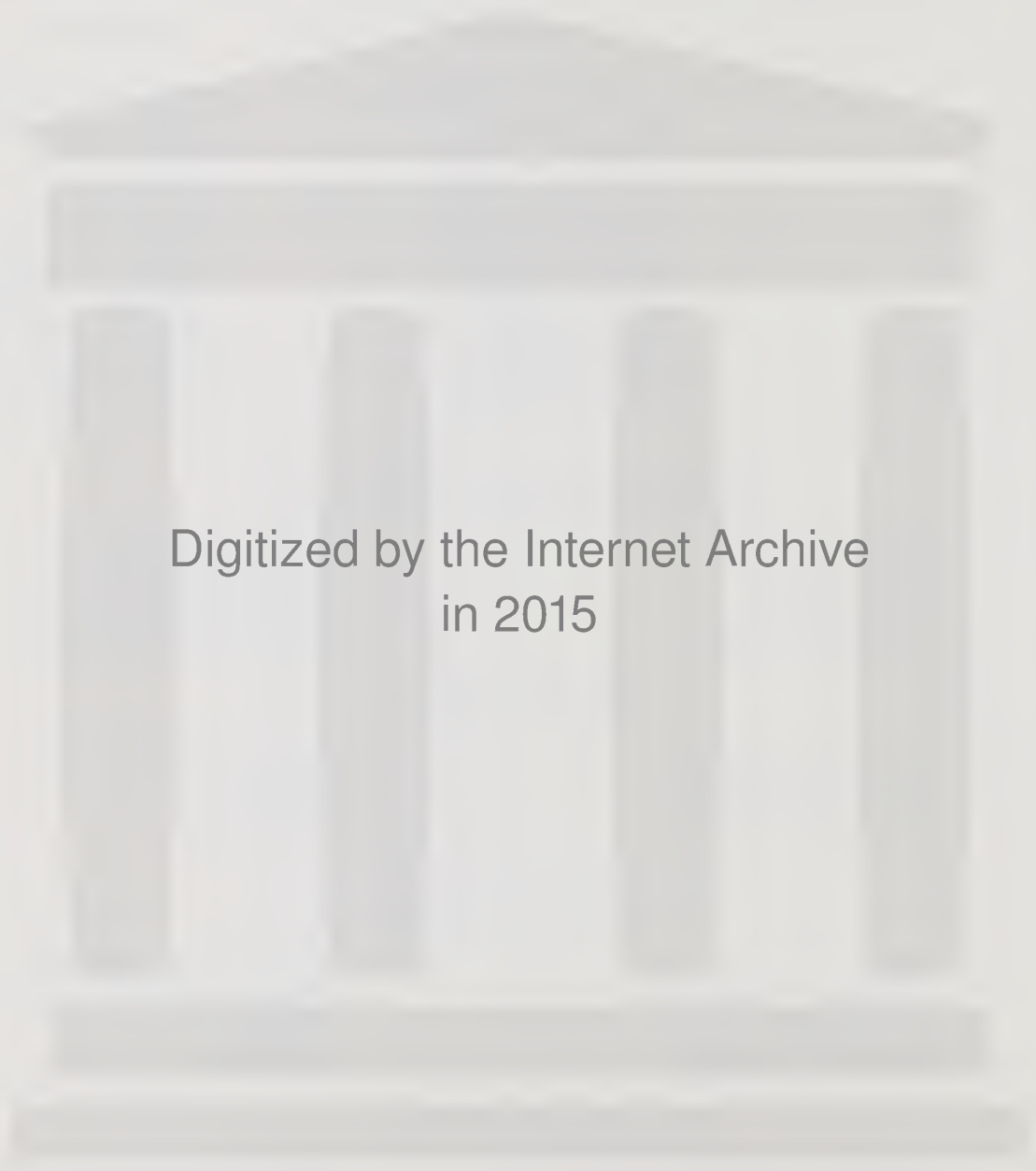
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Brendan E. Sullivan	Planning Assistant
A. Theodore Welte	Planner
Jacqueline Munson	Secretary

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Thomas M. Galvin	Planner
John Goldrosen	Planner
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Susan K. Wilkes	Planner
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OCPC Officers, Delegates and Alternates and Staff

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I. THE OEDP COMMITTEE

I. The OEDP Committee & Its Organization

The Overall Economic Development Program (OEDP) Committee for the Brockton area is an extension of the Economic Advisory Committee of the Old Colony Planning Council, the official regional planning agency for the Greater Brockton area.

The Committee was established to take initiative and provide leadership in reversing the severe economic conditions of the area. To this end, the Committee has provided guidance to the Council and its staff in matters relating to the economic development of the region.

The structure and purposes of the Committee remain the same as those presented in the Overall Economic Development Program which was submitted to the Economic Development Administration in February, 1973. The Committee members represent the communities of the region and provide a good cross-section of the residents of the area including minority residents. A list of the names of the members of the OEDP Committee, affiliations and addresses are listed below.

OVERALL ECONOMIC DEVELOPMENT PROGRAM COMMITTEE

Steering Group

<u>Name</u>	<u>Address</u>	<u>Affiliations</u>
Daniel W. Miles	43 Keith Avenue Brockton, MA 02401	Vice President - Miles, Inc.; Registered Professional Engineer
Samuel Reed	67 Plain Street West Bridgewater, MA 02379	Brockton Edison Co.
Henry R. Bailey	995 Belmont Street Brockton, MA 02401	Vice President General Manager Bay State Gas Co.; Brockton Regional Chamber of Commerce; Wheaton Associates
Dr. J. Laurence Phalan	Stonehill College North Easton, MA 02356	Director - Office of Community Research-Stonehill College; American Economics Association; National Association of Housing and Redevelopment Officials

OVERALL ECONOMIC DEVELOPMENT PROGRAM COMMITTEE (CONT.)

<u>Name</u>	<u>Address</u>	<u>Affiliations</u>
W. Earl Yetman	One Centre Street Brockton, MA 02401	Executive Director, Brockton Regional Chamber of Commerce; Plymouth County Development Council; S.E. Mass. Educational Council for Economic Growth; Brockton Development and Industrial Commission, Executive Boards, Brockton Hospital, Old Colony Council B.S.A., Old Colony Red Cross
Phillip A. Sheppard	Massasoit Community College Brockton, MA 02402	Assistant to MCC President; Brockton AMPB; Brockton School Committee; Executive Director - S.E. Mass Educational Council for Economic Growth
John A. Svagzdys	37 May Avenue Brockton, MA 02401	Manager and Director - Brockton Credit Union; Trustee Brockton Hospital; President Credit Union League of Mass.; Director of Mass. Credit Union Share Insurance Corp.
William A. Wilson	868 Washington Street South Easton, MA 02375	Major, U.S. Army (Ret); National Classification Management Society; American Society for Industrial Security

General Membership

Hilario Castillo	359 Warren Avenue Brockton, MA 02401	Association San Martin de Porres; Self-Help, Inc. Board of Directors
Forrest H. Emery	19 Walnut Street East Bridgewater, Ma 02333	Great Gear Works, Inc.
Clayton Holmes	95 Augustine Street Brockton, MA 02401	Jones & Vining Company
Edward M. Kovner	64 Church Street Brockton, MA 02401	Vice-President & Treasurer, Standard Modern Printing Co., Inc.; YMHA, Brockton Community School Committee

OVERALL ECONOMIC DEVELOPMENT PROGRAM COMMITTEE (CONT.)

<u>Name</u>	<u>Address</u>	<u>Affiliations</u>
John Breckner	1 Memorial Drive Avon, MA 02322	Avon Planning Board
Arthur L. Hoke	147 Market Street Brockton, MA 02401	Division of Employment Security; Brockton NAACP
Carl F. Helander, Jr.	26 School Street Brockton, MA 02401	Julius Tofias & Company, Inc.
Louis R. Colombo	206 Harvard Street Brockton, MA 02401	Brockton City Council; Massasoit Community College
Edward J. O'Keefe	90 Main Street Brockton, MA 02401	President, First County National Bank; Mass. Bankers Association
Thomas L. Smith	218 Perkins Avenue Brockton, MA 02402	Brockton High School; S & K Consultants, Boston
Robert L. Donovan	68 North Avenue Abington, MA 02351	Chairman - Abington Industrial Development Commission
Richard M. McCormick	35 Glendowner Street Avon, MA 02322	Chairman - Avon Industrial Development Commission
Robert E. Guarino	239 North Street Bridgewater, MA 02324	Chairman - Bridgewater Indus- trial Development Commission; Chairman - Bridgewater Finance Authority
Harold Ohlsson	P.O. Box 443 Brockton, MA 02403	Executive Director - Brockton Development and Industrial Comm.
Dana C. Chase	788 Central Street East Bridgewater, MA 02333	Chairman - East Bridgewater Industrial Development Commission
James F. Antosca	Bay Road Easton, MA 02334	Chairman - Easton Industrial Development Commission
Robert Kenyon	68 Beechwood Road Hanson, MA 02341	Chairman - Hanson Industrial Development Commission

OVERALL ECONOMIC DEVELOPMENT PROGRAM COMMITTEE (CONT.)

<u>Name</u>	<u>Address</u>	<u>Affiliations</u>
Frank L. Childs	20 Standish Street Pembroke, MA 02359	Chairman - Pembroke Industrial Development Commission
Jean L. Cannata	65 Station Street Stoughton, MA 02072	Chairman - Stoughton Industrial Development Commission
George V. Hollertz, Jr.	216 Matfield Street West Bridgewater, MA 02379	Chairman - West Bridgewater Industrial Development Commission
Richard Colvin, Jr.	24 Beal Avenue Whitman, MA 02382	Chairman - Whitman Industrial Development Commission

OEDP Committee Meetings - 1975

<u>Date</u>	<u>Major Business Conducted</u>
January 20, 1975	Review of 1975 OEDP Priority Project List.
February 10, 1975	Presentation by Mr. Roger Jewett, Director of the Bureau of Commercial and Industrial Development for the Mass. Dept. of Commerce and Development on Chapter 40E and other economic development legislation.
March 10, 1975	Discussion with Mr. William Fitzhenry, Massachusetts representative for EDA. Review of 1975 OEDP Priority Project List.
April 14, 1975	Discussion with Mr. Barry Canner, Brockton City Planner, and Steven Cruz, Director of the Brockton Redevelopment Authority, on downtown Brockton renewal.
May 12, 1975	Presentation by Mr. Robert Kasvinsky, Director of the New England River Basins Commission on the report entitled "How to Guide Growth in Southeastern New England."
October 20, 1975	Presentation by Mr. Gary Jefferson, Deputy Director of the Office of State Planning on the state growth policy and work OSP is doing under a grant from EDA.
November 17, 1975	Presentation by Mr. Hugh Redford, Deputy Commissioner for Economic Development, Mass. Department of Commerce and Development on the "company visitation program."
December 15, 1975	Presentation by Mr. Russ Ganz, Labor Market Economist with the Mass. Division of Employment Security on the area employment situation.

II. THE AREA ECONOMY

II

THE AREA SCOUT

II. Evaluation of the Redevelopment Area Economy

Unemployment

The Unemployment Rate - The Civilian Labor Force (all workers who live in the Brockton Redevelopment Area no matter where they work) increased from an annual average of 91,300 in 1974 to 98,000 in 1975. The number of unemployed rose from an annual average of 7,200 in 1974 to 12,100 in 1975. This increase of 68 percent in the number of unemployed indicates the worsening condition of the employment situation in the Greater Brockton area.

As illustrated in Figure 1 the unemployment rate increased substantially in 1975 with an average annual rate of 12.3 percent. The rate, which peaked at 14.2 percent in July, tapered off in the later part of the year but began to climb again in early 1976. The January 1976 unemployment rate was 12.7 percent.

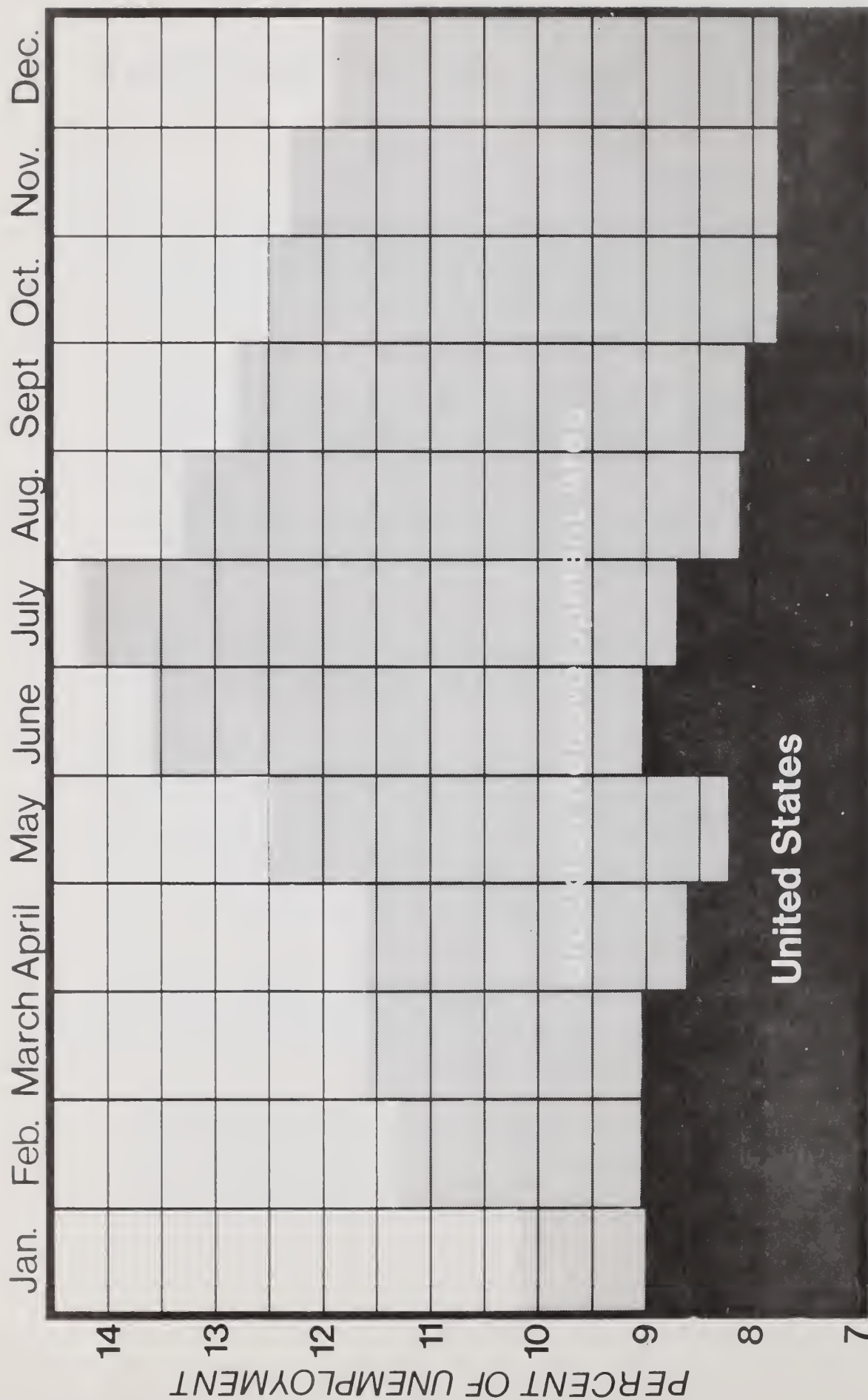
In addition, the size of the Civilian Labor Force decreased by 1860 during the last six months of 1975. This indicates that the decline in the unemployment rate during the second half of the year was due in part to "discouraged workers" who had left the labor force. If all "discouraged workers" were counted, the unemployment rate would be substantially greater.

The trend of increasing unemployment will likely be exacerbated by the closing of several area plants and projected layoffs by several firms. These include the closing of Automatic Radio and Producer Dairy in Brockton and layoffs by Foxboro, Co. in East Bridgewater as well as other firms throughout the region.

It should be noted that many of the residents of the Brockton Redevelopment Area actually work outside the region. The 1970 Census revealed that 43.3 percent of the employed residents commuted out of the SMSA to work as compared to 33.8 percent in 1960. This increase is due in part to workers keeping their Boston based jobs when they move to the region and in part to workers finding new jobs in the Boston area. This high out commutation means that the unemployment rate for the Brockton area does not fully reflect the local economic conditions. If adjustments were made to reduce the biasing effect of out commutation, the area unemployment rate would again be much higher.

The Unemployed - The Research Department of the Mass. Division of Employment Security reports that a claims survey taken during the week of August 20, 1975 indicated that 58.4 percent of the area's insured unemployed were male while 41.6 percent were female. This profile compares with 64.2 percent male and 35.8 percent female unemployed as reported in a September 1974 survey.

Further, 28.2 percent of the unemployed were previously employed in manufacturing; 21.6 percent in trade; 13.3 percent in services; 11.8 percent in construction and 25.1 percent in other sectors. Of those previously employed in the manufacturing sector, 7.1 percent had been in the rubber industry, 3.0 percent in nonelectrical machinery, 3.0 percent in fabricated metal, and 2.0 percent in the leather industry.



1.

Non-Seasonally Adjusted 1975 Unemployment Rates in the Brockton Redevelopment Area

Jobs in Greater Brockton

Non-Farm Employment - In addition to the unemployment rate of the Civilian Labor Force, the increase or decrease in non-agricultural employment is an important indicator of the over-all condition of and trends within the region's economy. Data on non-agricultural employment refers only to the number of jobs which exist in a particular economic area, whether filled by area residents or by workers from outside the area. According to Journey to Work data from the 1970 Census, 74.8 percent of those employed in the Brockton SMSA lived there. (A complete breakdown of in-commutation as well as out-commutation is provided in the OCPC 1974 Base Data Report).

As illustrated in Figure 2, non-farm wage and salary employment for the Brockton SMSA dropped off substantially in late 1974 and early 1975, from 51,200 in October 1974 to 47,900 in February 1975. This drop of 3,300 jobs was only partially recouped during the remainder of the year. The December 1975 employment figure of 50,400 was 800 jobs below the October 1974 figure.

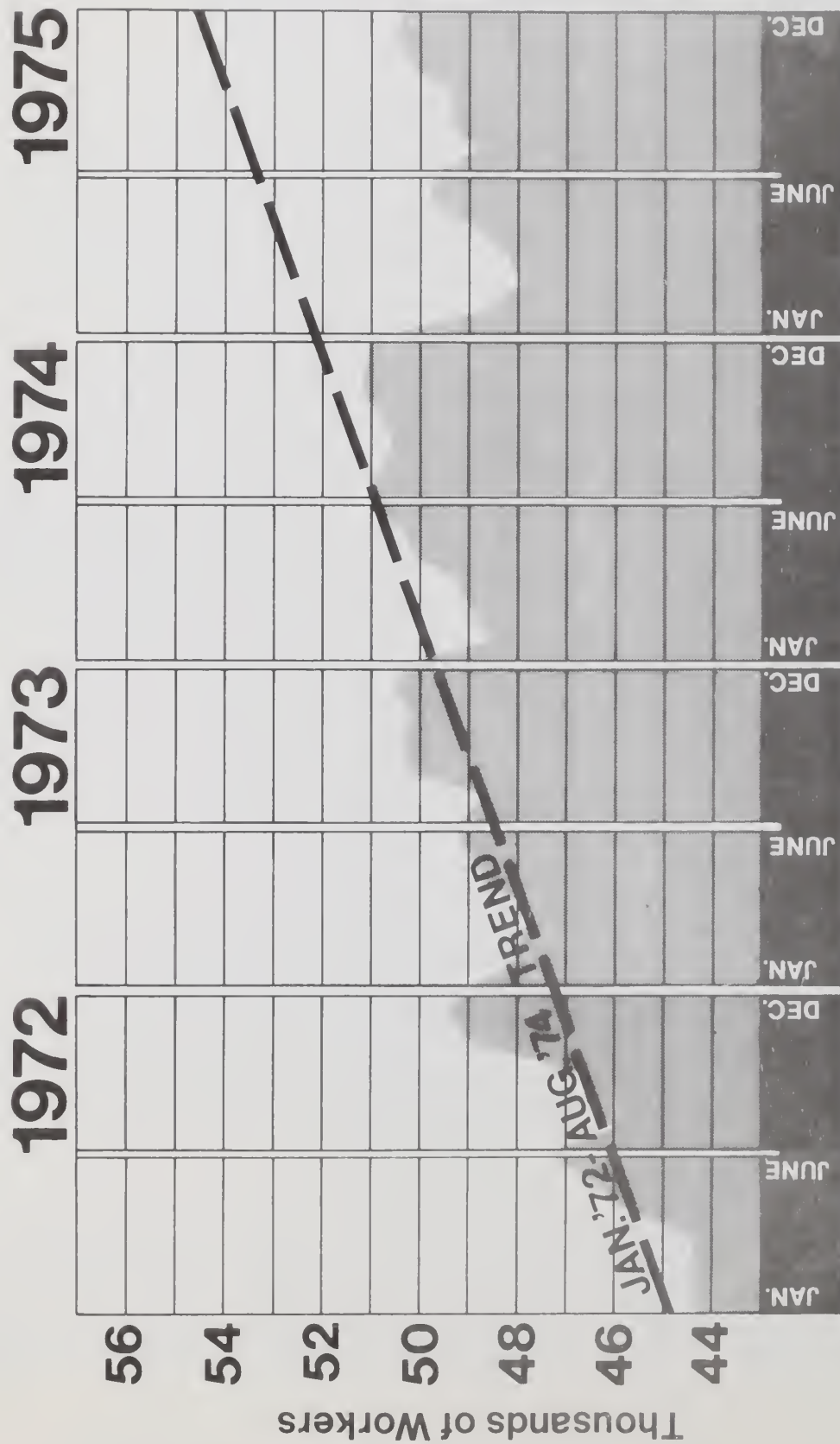
Had the January 1972 to August 1974 employment trend continued through 1975, total non-farm wage and salary employment would have reached nearly 54,500. This would have meant over 4,000 additional jobs in the Brockton region.

Figure 3 breaks down the changes in total non-farm employment for 1974 and 1975 into the manufacturing and non-manufacturing components. It can be seen from this illustration that while declines in both of these major categories contributed to the over all October 1974 - February 1975 drop in total employment, it has been the non-manufacturing sectors which have provided the rebound. Manufacturing employment has for the most part leveled out, ending the year at 11,600, or only 100 jobs above the February figure of 11,500. This was 700 jobs below the December 1974 figure and a full 1,800 jobs below the June 1974 high of 13,400 manufacturing jobs.

Employment by Sector - Employment changes within the sectors of the region's economy are illustrated in Figure 4. Both durable and non-durable employment showed substantial decreases in annual average employment from 1974 to 1975, amounting to the loss of 800 and 600 jobs respectively. Leather and leather products, which account for 34.8 percent of all non-durable employment in the Brockton SMSA, decreased by 300 jobs and accounted for half the total loss in non-durable jobs. Contract construction lost 400 jobs and transportation, communications, and utilities (TCU) registered a drop of 200. Finance, insurance and real estate (FIRE) showed no change over the period. Gains were recorded in wholesale and retail trade (200), services (300) and government (400).

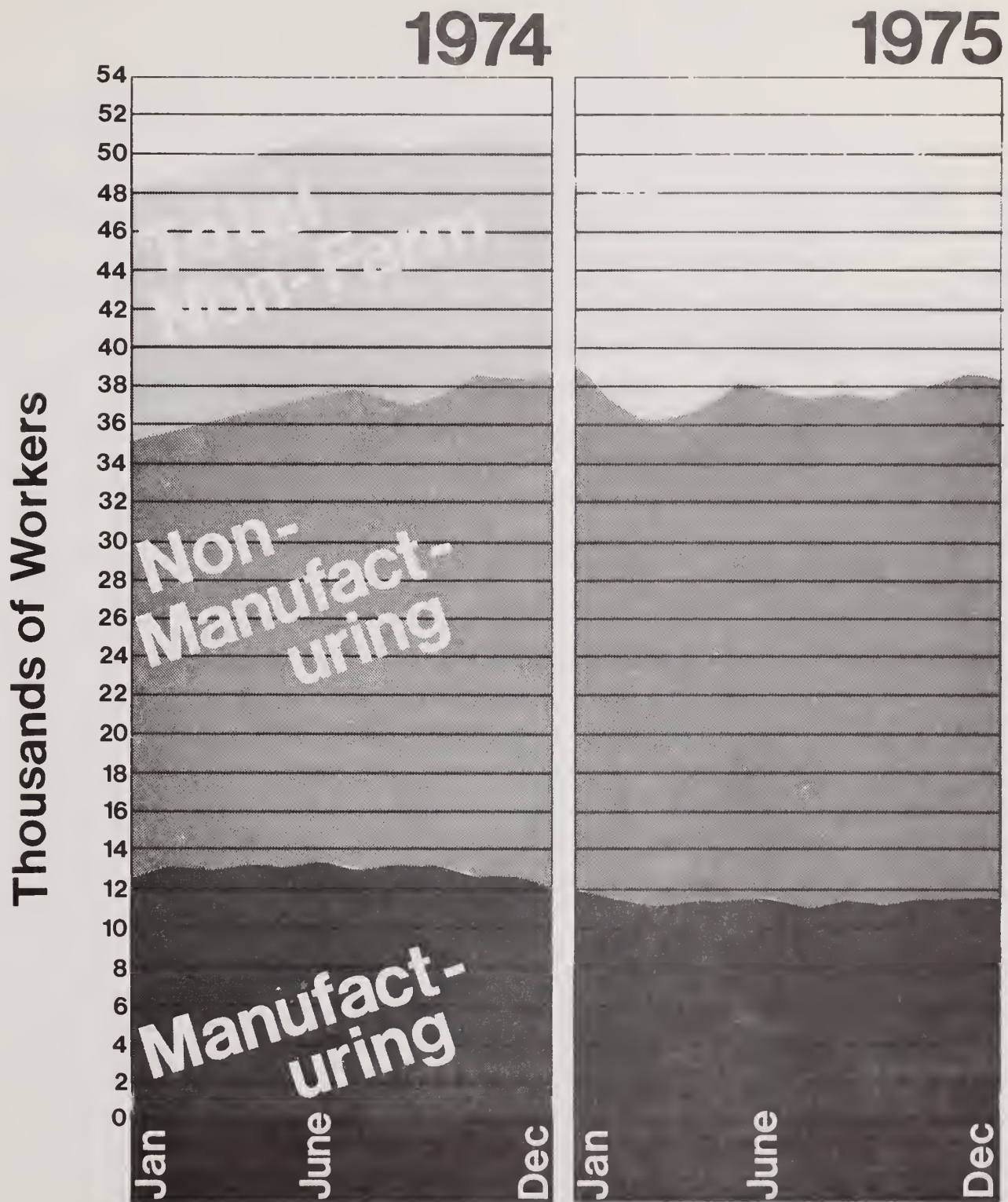
Hours, Wages and Earnings

Hours - Changes in unemployment and employment do not provide a complete picture of the regional economy. Another important indicator is the average length of the work week in manufacturing. Figures for average weekly hours show where there are short work weeks and where little overtime exists. This is also a measure of the use of production capacity. Short work weeks generally indicate unused production capacity.



Brockton SDSA Non-Farm Wage or Salary Employment, 1972-1975

2.



3. Employment in the Brockton SMSA, 1974-1975

4.

Employment Changes in the Brockton SMSA 74-'75 Annual Average

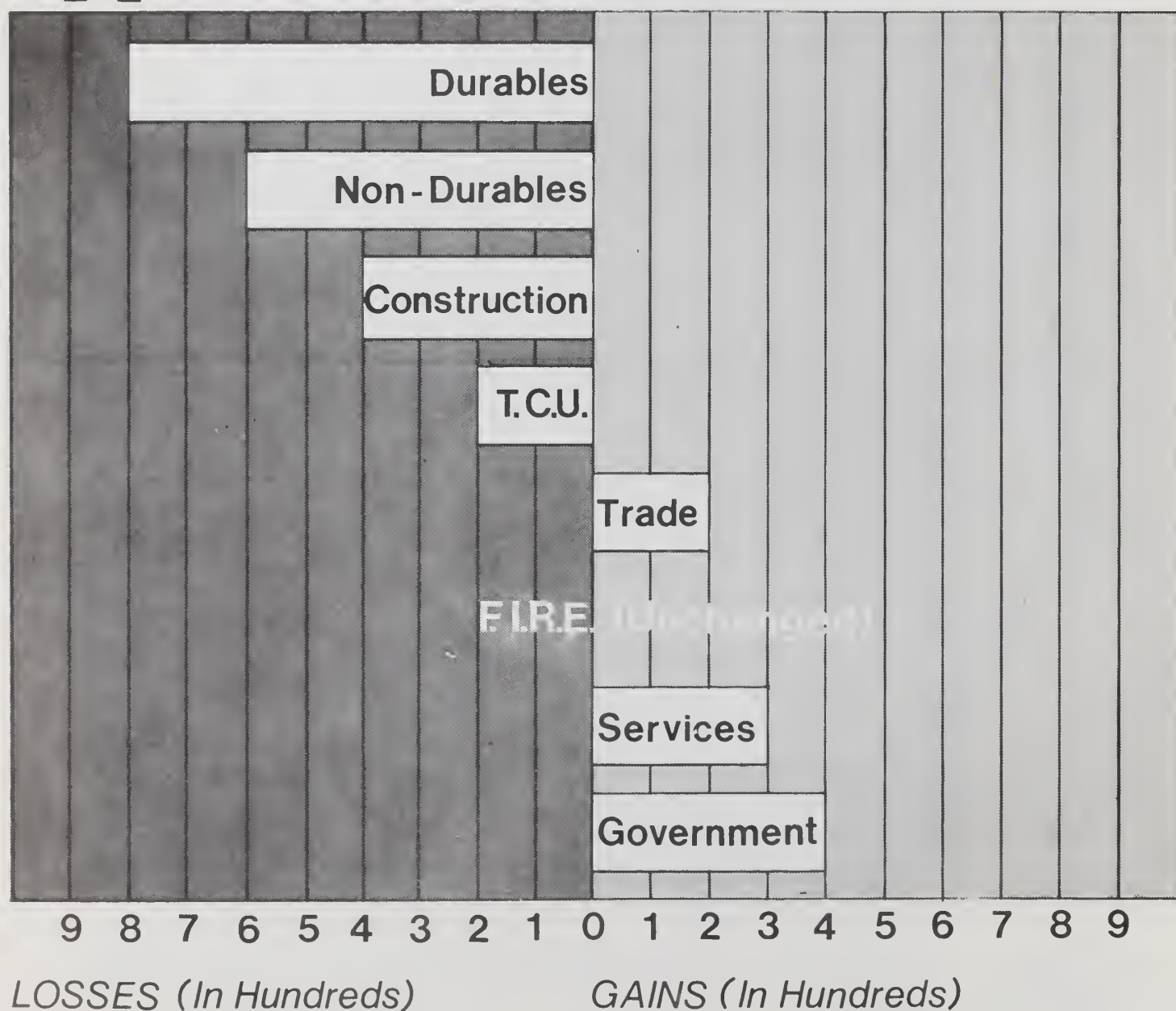
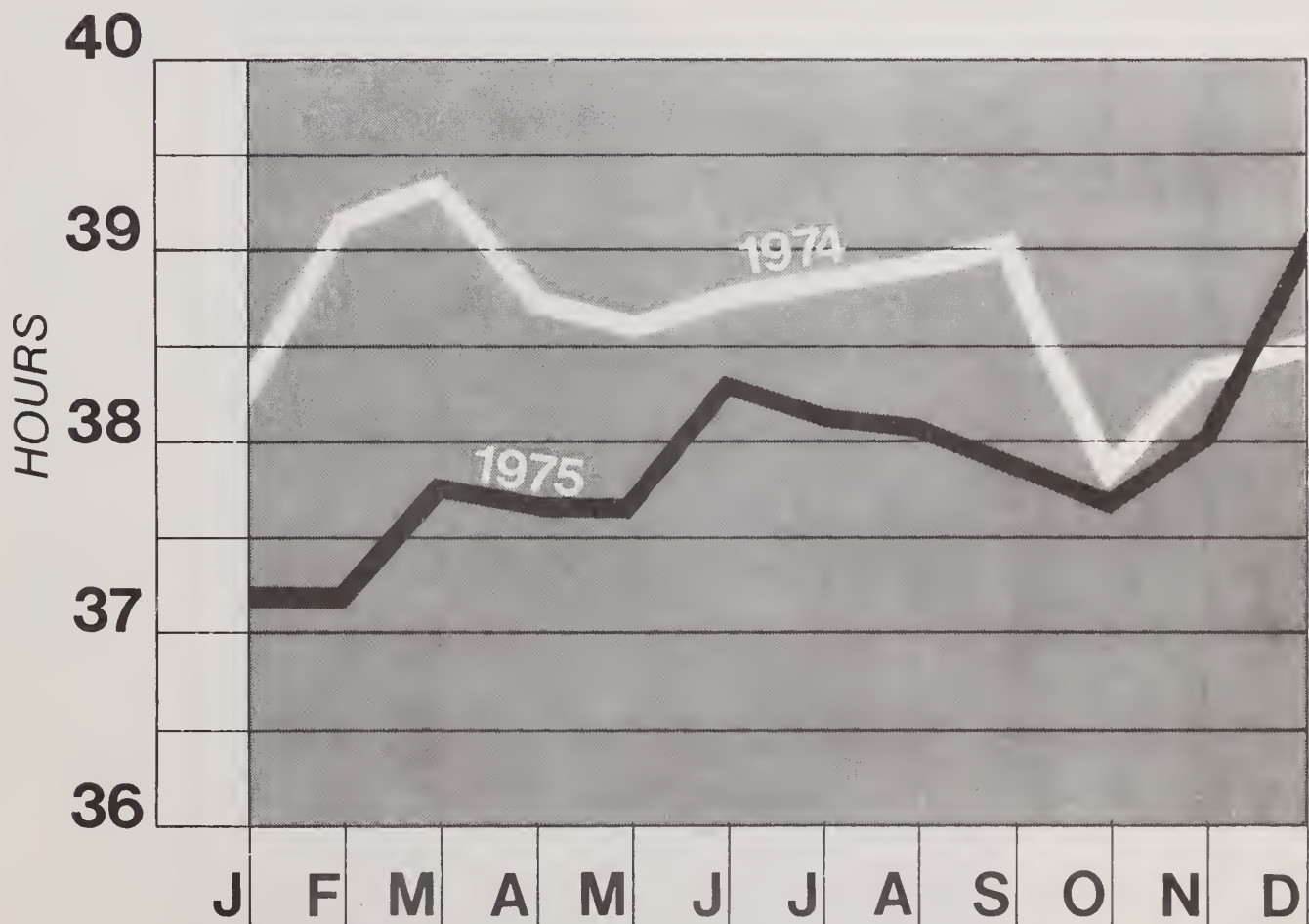
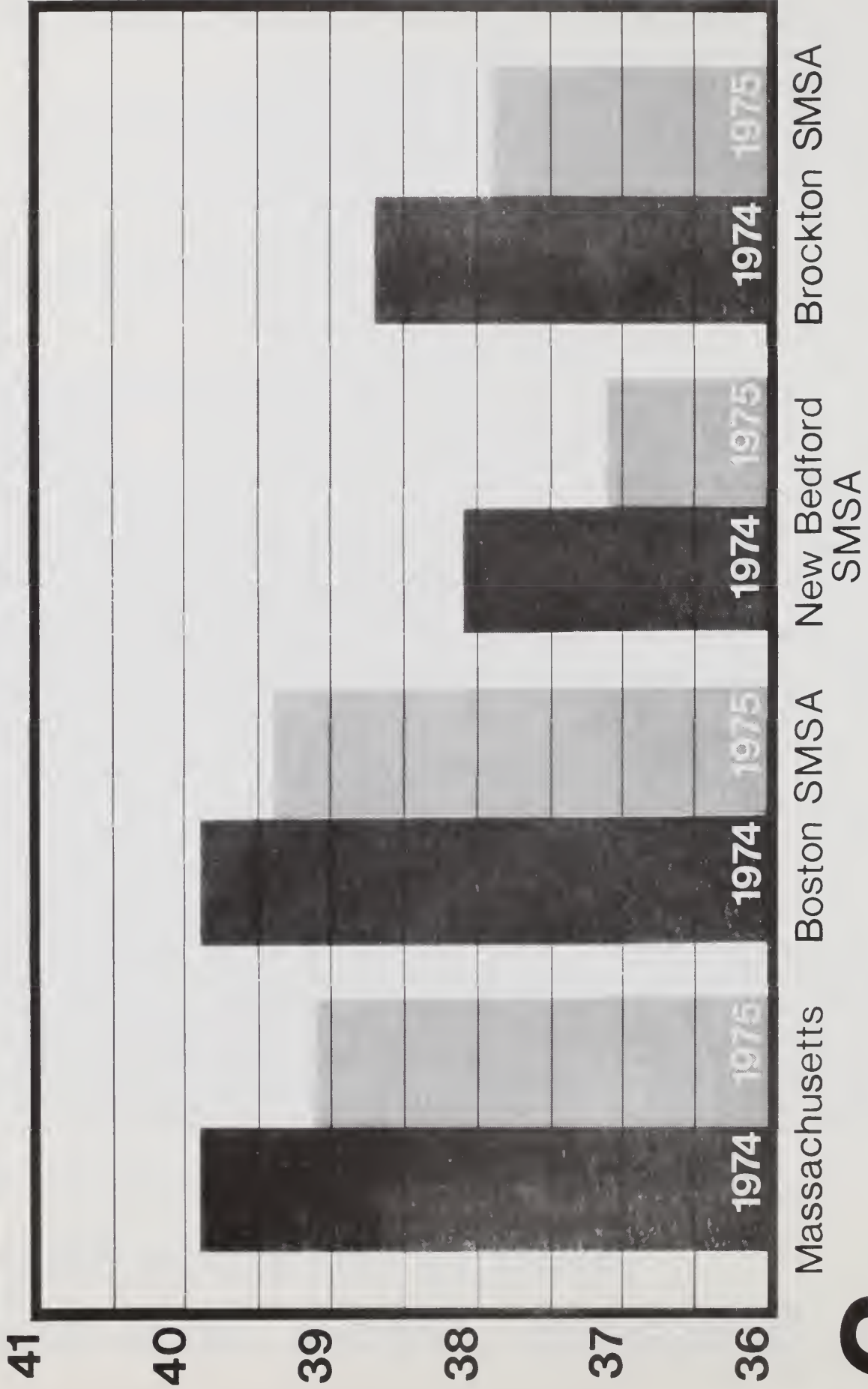


Figure 5 illustrates the monthly changes in the average weekly hours in manufacturing for the Brockton SMSA in 1974 and 1975. In every month except December, the 1975 figures are below those for 1974. This would indicate that while 1975 was a very slow year, there was an increase in the use of production capacity from October through December.

In Figure 6, annual average weekly hours for the Brockton region are compared with data for the state, the Boston SMSA and the New Bedford SMSA. The Brockton average weekly hours in both 1974 and 1975 were well below those for the state and the Boston SMSA and only slightly above those for New Bedford. Figure 6 also illustrates the general decline in economic activity throughout the state in 1975 with average weekly hours falling below the 1974 level.



5. Weekly Hours in Mfg., Brockton SMSA, 1974-1975



6.

Weekly Hours in Mfg., 1974-1975

Wages - The close proximity of the Brockton region to the Boston SMSA would suggest that the wages paid in manufacturing would be fairly comparative if not somewhat related. This is not true, however. The wages paid in the Brockton area are substantially lower than those paid in the Boston area and significantly lower than the averages for the entire state. This is one reason why there is a heavy commutation out of the area for many manufacturing employees.

Figure 7 illustrates annual average hourly wages in manufacturing. It is interesting to note that the 1975 average hourly wage rate in Brockton of \$3.83 was 22 percent below the state wage rate of \$4.47 and 23 percent below the wage rate of \$4.89 for the Boston SMSA. The Brockton hourly wage rate increased by 7.9 percent from 1974 to 1975 compared to an inflation rate of 10.2 for the Boston area. (Based on the increase in the Boston Consumer Price Index from January 1975 to January 1976.) Thus the wage rate in manufacturing did not keep up with the rate of inflation.

Earnings - Multiplying average weekly hours by average hourly rate gives average weekly earnings. Annual average weekly earnings in manufacturing are shown in the table below from data supplied by the Mass. Division of Employment Security.

Table 1

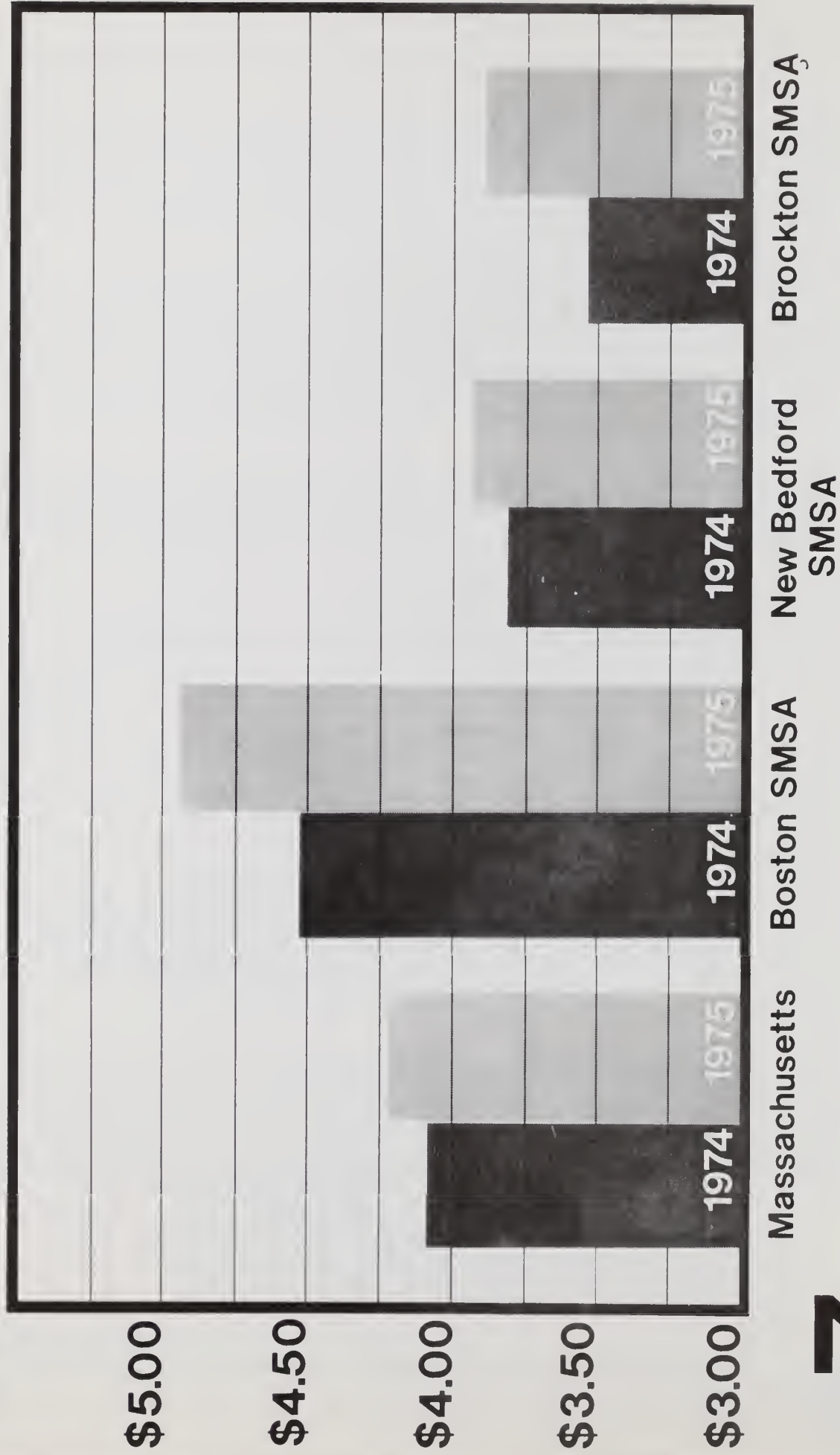
Average Weekly Wages in Manufacturing - 1974 and 1975

	<u>1974</u>	<u>1975</u>
Brockton SMSA	\$137	\$145
New Bedford SMSA	138	145
Boston SMSA	182	193
Massachusetts	166	175

Figure 8 compares average weekly earnings in manufacturing in the Brockton SMSA for 1974 and 1975. This figure shows that though average weekly hours were lower in 1975 than in 1974, the slightly higher wage rate resulted in higher weekly earnings throughout 1975.

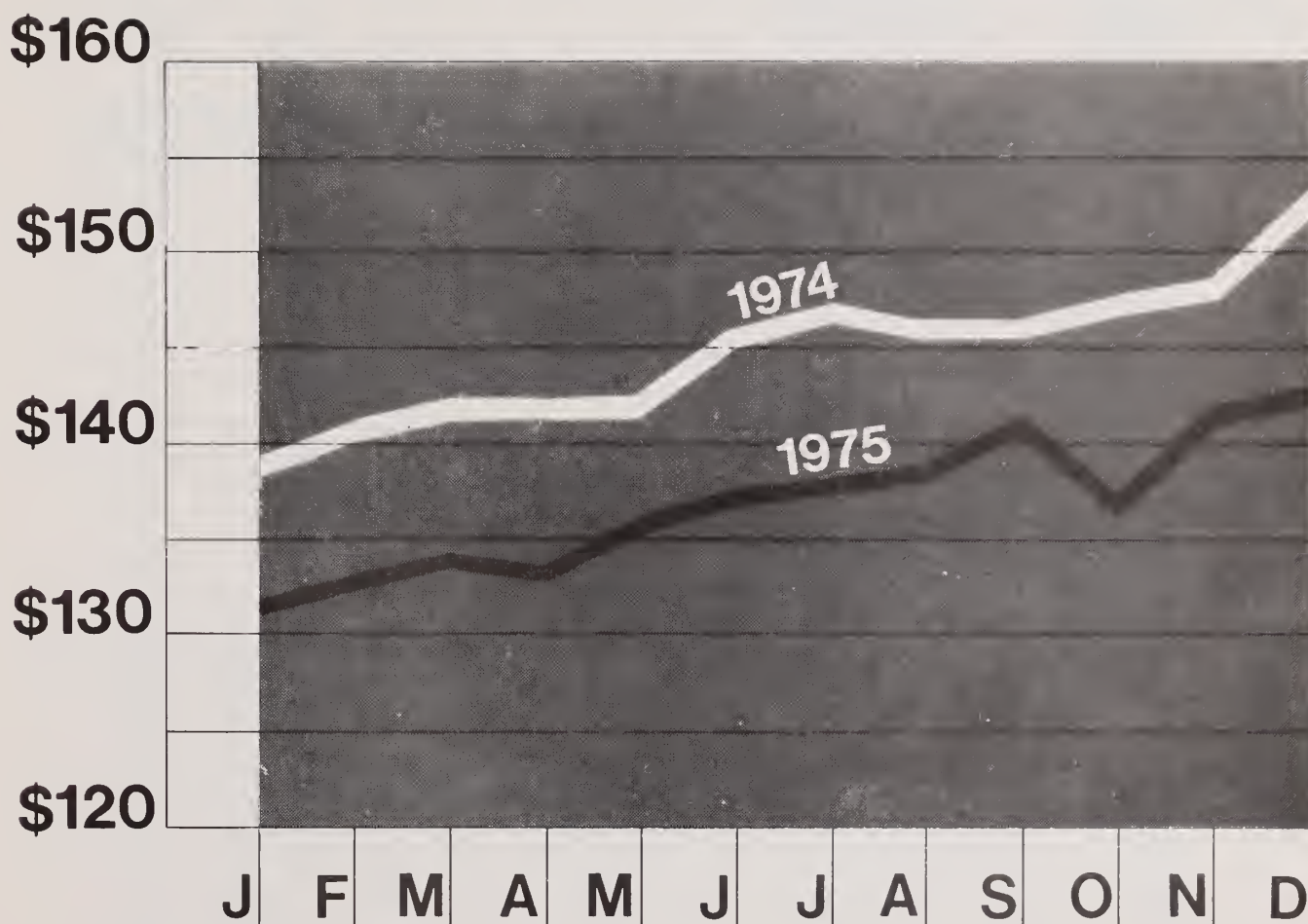
Municipal Finances

As indicated in Table 2, municipal finances remain healthy in the Brockton region. Valuations continue to rise through new construction and in some cases revaluation. This has the positive effect of lowering the ratio of net debt to valuation which reinforces a positive fiscal climate. All the communities in the Brockton Redevelopment Area have an "A" rating from Moody's Investment Service.



7.

Hourly Wages in Mfg., 1974-1975



8. Weekly Earnings in Mfg., Brockton SMSA, 1974-1975

Table 2 Municipal Valuation and Debt

Community	Fiscal 1975 Assessed Valuation	1974 Equalized Valuation*	Tax rate per \$1,000 of equal- ized valuation FY 1975	Net Debt, October, 1973**	1973 Net Debt as % of 1974 Equalized Valuation	Moody's Rating
Abington	\$ 60,721,575	\$111,000,000	\$32.70	\$ 1,423,000	1.3%	A
Avon	42,570,054	63,000,000	35.00	1,025,000	1.6	A
Bridgewater	59,335,414	106,300,000	39.20	1,900,000	1.8	A
Brockton	744,246,849	697,000,000	48.00	44,070,000	6.3	A
East Bridgewater	62,620,591	84,600,000	37.00	5,090,000	6.0	A
Easton	88,980,893	129,300,000	37.30	5,595,000	4.3	A
Hanson	69,907,035	76,000,000	37.00	820,000	1.1	A
Stoughton	180,730,500	232,500,000	37.10	7,395,000	3.2	A
West Bridgewater	50,045,830	67,300,000	37.00	1,200,000	1.8	A
Whitman	76,166,567	105,500,000	40.30	2,620,000	2.5	A

*The Equalized Valuation is established biennially by the State Tax Commission pursuant to General Laws, Chapter 58, Section 9.

**Net debt is the municipal indebtedness excluding enterprise debts and debts created in anticipation of taxes to be paid within one year, and deducting the amount of sinking funds available for the payment of the indebtedness. Debts associated with regional school districts are not included.

Source: Figures for 1975 Assessed Valuation are from town reports. Other statistics are from Financial Statistics of Massachusetts, 1974 (Boston Safe Deposit and Trust Company) and publications of the State Tax Commission.

III. 1975 ACCOMPLISHMENTS

1975 III

ACCOUNTS

III. Economic & Manpower Development Accomplishments

Over the past year, much effort by many individuals and organizations has been directed toward the improvement of the economic conditions in the Greater Brockton region. In spite of these continuing efforts, the area's unemployment rate has continued to rise. It can only be assumed that had it not been for these efforts the area's economic situation would be much worse.

General Area Development

New Industrial Facilities - The Bridgewater Industrial Park has opened on a 56 acre site. Cannons Engineering has located in the park with a \$70,000 facility.

Work has been completed on improvements to the Brockton Industrial Park under a \$288,200 grant from the Economic Development Administration. The project, valued at \$360,250, provided for construction of a road and associated utilities and opened up approximately forty acres for industrial use. Several prospective buyers have been lined up by the city.

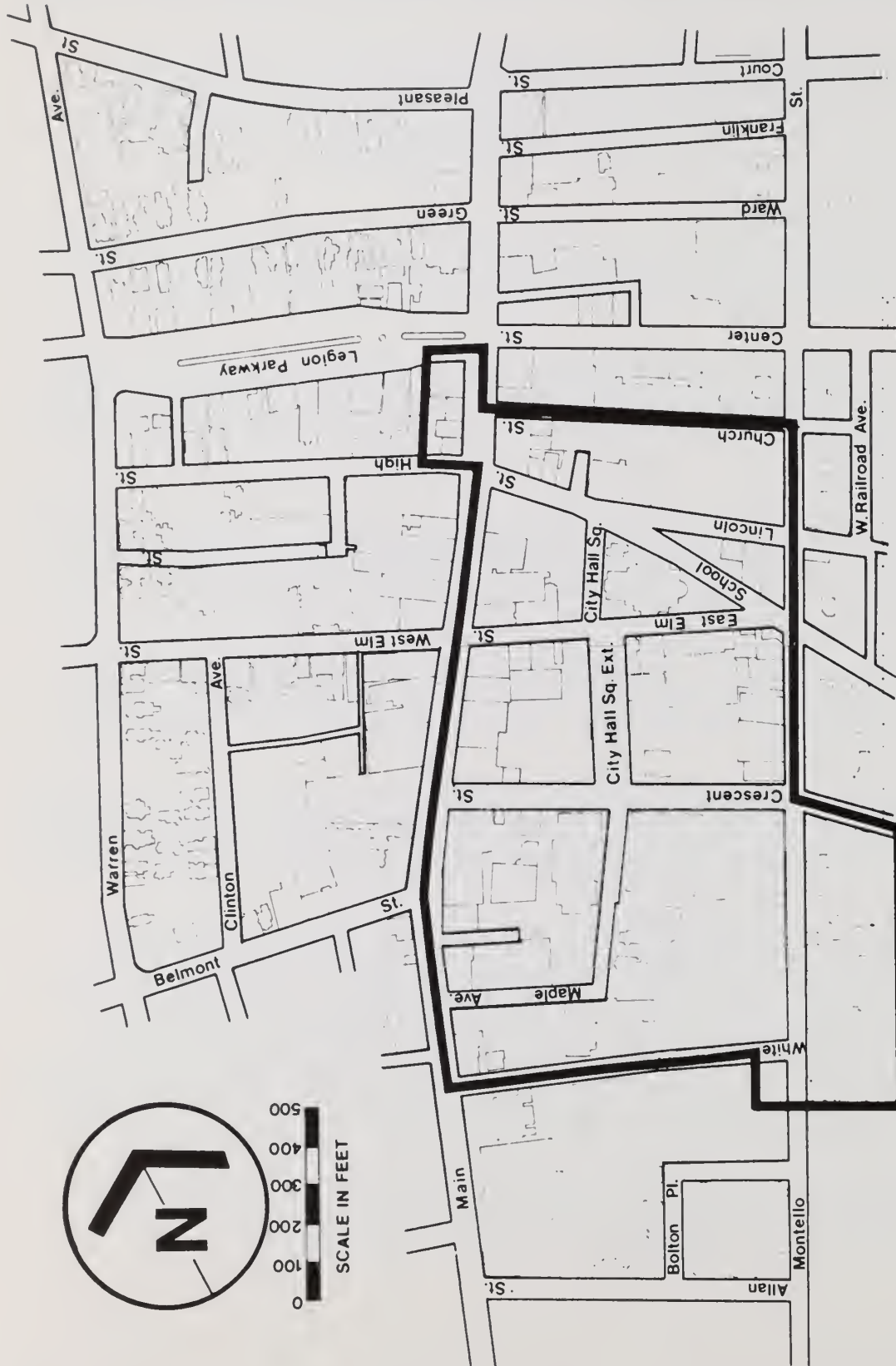
The Brockton Industrial Park is the second largest center of industrial activity in the region with 17 firms and total employment of approximately 1,300. This is approximately 200 more jobs than in 1974. The 50,000 square foot facility formerly occupied by Eleganza is currently being occupied by Baltimore Brushes, Inc.

The Avon Industrial Park has continued to be the most active center of industrial activity in the region. Six firms moved into the park during 1975 while three firms moved out, bringing the total to 37 firms. Value of construction in the park totalled \$2 million for the year. Total park employment is approximately 1,600 or 400 more than 1974.

Major New Housing - Residential building permit activity significantly decreased during 1975. Planned residential units totalled 475 for the region compared to 677 in 1974, 1,953 in 1973 and 4,356 in 1971. The total number of planned residential units in 1975 was off 30% from 1974, 76% from 1973, and 89% from 1971.

Downtown Renewal - A major redevelopment project for downtown Brockton was approved last year. A survey and planning study of the renewal area was funded by a Community Development Block Grant. The renewal project is expected to cost \$5 million and take five years to complete. DCA has committed \$1.5 million and additional Community Development funds will make up the difference. The Brockton Redevelopment Authority has designated a developer for Mainbrook Block 3 and has proposed a multi-use complex. Initial acquisitions will include the Olympia Building and the \$250,000 Post Office Complex. The later is planned to house five City Hall Departments, the School Department, and an elderly services center.

The redevelopment area as outlined consists of 29.77 acres and 55 buildings. Eight of the buildings are currently residential and 47 are commercial or industrial. Thirty-two of the buildings in the area are substandard.



9. Downtown Brockton Renewal Area

New Educational Facilities - Additions and alterations to the Southeastern Regional Vocational Technical High School in Easton valued at \$3.7 million are nearing completion.

Thirty-two portable classrooms valued at \$1.35 million were installed at the Whitman-Hanson Regional High School.

The construction of a \$8.5 million high school in Pembroke is in progress.

Bridgewater State College has completed a fire protection project. A \$7.4 million capital outlay has been appropriated for a twenty classroom academic building and a 400 pupil campus elementary laboratory school. Other pending projects include \$1.6 million for boiler plant expansion, \$2.25 million for an administration building and repairs, and \$300,000 for parking spaces and land acquisition.

A \$10.3 million phase two construction project at Massasoit Community College has already reached its halfway mark. The five new buildings to be constructed include two classroom buildings, a field house, a fine arts building, and an administrative building. Completion is scheduled for spring of 1977.

Stonehill College is in the process of constructing a \$675,000 addition to the College Library.

An estimated \$2.7 million Silver Lake Regional Vocational School in Kingston is currently being constructed.

Two elementary schools on Oak and Plain Streets in Brockton have been constructed. Each was valued at \$5.7 million.

Other Public Facilities - Pembroke has completed a \$30,000 addition to a Town Garage and is in the final stages of completing a \$350,000 Fire Station.

The city of Brockton has prepared architectural plans and let bids to build a new Fire and Police Sub-station valued at \$250,000 on Cary Hill at Winter and North Cary Streets. A second station is being planned for the west side. Both of these projects were on the 1975 OEDP list.

A \$2.1 million Army Reserve Facility which accomodates 1,000 men has been constructed off West Chestnut Street in Brockton.

The Myers Avenue water supply treatment plant in Abington valued at \$800,000 has been completed.

In Brockton, a \$3.6 million Cardinal Cushing Hospital expansion and renovation project is currently underway with completion expected in early 1978.

Abington has completed the upgrading of the town sewer beds which had been on the 1975 OEDP list.

Avon completed renovation of the new town hall building. This project had also been on the 1975 OEDP list.

Plans are being finalized for the upgrading and expansion of the Brockton Sewage Treatment Plant. The total cost of \$24.2M will be funded by EPA (\$18.2M), the state (\$3.6M), and locally (\$2.4M). The project is scheduled to be completed in 1979.

A major East-West Corridor Study will be conducted this summer by the Old Colony Planning Council transportation staff.

Project Activity

Comprehensive Employment and Training Act (CETA) - Funded by the Department of Labor and functioning as a prime sponsor, the CETA office administers a series of training programs and services in addition to handling all public service employment placement in the Brockton Consortium area. The programs are funded through Title I, Title II, Title III, and Title VI of CETA.

Title I programs are designed for those who are found to be economically disadvantaged according to the Department of Labor Guidelines. Title I program expenditures totalled \$999,505 from September 1974 - December 1975 and 2,604 persons were served. Title I programs include:

- a. Adult Work Experience - This program is designed to give those people out of work or new entrants to the job market, work site experience and have them build positive work habits while on the job.
- b. Classroom Training Program - This program offers classroom vocational training for occupations presently existing in the job market. Present classes include cooking, bookkeeping, stenography, and accounting.
- c. On-The-Job Training - Under this program a private employer (profit making) is reimbursed by CETA for 50% of the wages paid to an individual during his or her job training period.
- d. Youth Work Experience - This program serves people between the ages of 14 and 21. Under the Youth-In-School component part-time jobs are secured in public or private non-profit agencies. Under the Out-of-School component, school dropouts work for non-profit agencies and are encouraged to return to school.

The Public Service Employment (PSE) is a program administered under Title II. Individuals who meet certain eligibility criteria are placed in public service employment with public or private non-profit agencies. These jobs are restricted to entry-level positions that will not conflict with city, town, or civil service employees' upward mobility. The eligibility criteria for this program was designed to provide those who have been unemployed for 30 days or

more with employment opportunities. Title II is designed to employ manpower trainees, special veterans, welfare recipients, handicapped, minorities, persons over forty-five, female heads of household, ex-offenders, the technologically displaced, school dropouts, under twenty-two, and those for whom English is a second language. An individual who meets the eligibility criteria files an application with CETA and, in turn, CETA refers the individual to a job opening. CETA covers all salaries and wages for PSE jobs. Expenditures for Title II from September 1974 - December 1975 totalled \$1,569,312 and 365 persons were served.

A newly introduced Summer Program designed for youths in the 14-21 age bracket comes under the heading of Title III. Expenditures for 1975 totalled \$348,911 and 737 persons were served.

Title VI is a program which began in January 1975. Administered under the same procedures as the PSE program under Title II, it differs in its eligibility criteria. Title VI is an emergency public service employment program designed to put people to work, who, under normal economic conditions, are able to secure a job. To be eligible one must have either exhausted his or her unemployment insurance benefits, been previously employed in uncovered employment, or have been unemployed for 15 weeks or more. Expenditures for 1975 totalled \$2,140,298 and 426 persons were served.

Work Incentive Program (WIN) - Conducted under the auspices of the Division of Employment Security and funded by the Department of Labor and H.E.W., the WIN program seeks employment and provides job counseling for recipients of Aid to Families with Dependent Children (AFDC). In FY-75 WIN served 2,247 persons and estimates indicate that it will serve a greater number of people in FY-76 due to its new Re-Design program.

Salisbury-Grove Urban Renewal Project (Mass. R-152) - Administered by the Brockton Redevelopment Authority and funded primarily by HUD, the Salisbury-Grove Project covers redevelopment of 87.5 acres near the center of Brockton. To date, 125 buildings have been demolished; approximately 140 families have been relocated with approximately 20 families and individuals remaining to be relocated; and 16 businesses have been relocated with 1 remaining to be moved.

The reconstruction and widening of Grove Street costing \$110,000 has been completed. The Brockton Redevelopment will go to bid in 1976 for site improvements at the intersection of Summer and Pine Streets and for the reconstruction of Perkins Street, Shealey Avenue, and New Commercial Street along the railroad tracks, which will be part of the North/South Road at an estimated cost of \$400,000.

Major work to be completed includes the street construction within the TOPICS Area which is presently under construction utilizing funds from the Mass. Department of Public Works and Federal Urban Systems Program at an estimated cost of \$350,000. Two bridges at Summer and Crescent Streets will be completely reconstructed, again under the Urban Systems Program at an estimated cost of \$400,000.

The Trinity Housing Trust is presently developing designs for the construction of 164 units of elderly and family housing utilizing MHFA funds. It is hoped that these units will be under construction during 1976.

The U.S. Postal Service will construct, within the project area adjacent to the present U.S. Postal Complex, a vehicle maintenance center for postal vehicle control and maintenance.

Organizational Activity

Old Colony Planning Council (OCPC) - OCPC serves as the regional planning agency for Brockton and the towns of Abington, Avon, Bridgewater, East Bridgewater, Easton, Hanson, Kingston, Pembroke, West Bridgewater, and Whitman. OCPC provides comprehensive planning services to the region in such areas as land use, water and sewer, housing, transportation and economic development.

Serving as the secretariat for the OEDP Committee, the Council has provided staff support for OEDP activities. This has included meeting arrangements, recording of minutes, etc., as well as the coordination of the OEDP Progress Report. In addition, the Council prepared an Industrial Site Survey which is a continuation of Phase I and Phase II of the Regional Economic Base Study reports. This survey lists all existing industrial sites and identifies those which have the most potential as major regional sites. The Council completed a study examining the impact of economic growth on the environmental quality of the OCPC region. Economic base studies of Abington and Bridgewater have also been completed and the Council has worked with town officials in developing economic development strategies. The Council continues to assist the Old Colony Water Pollution Control District which will provide sewage treatment, on a regional scale. In addition to the forming of this district, the Council received federal assistance in July to undertake a regional water quality study. The Council has also played a major role in the creation of the Brockton Transportation Authority which allows for bonding authority and state and federal funding of the public transportation deficits. To date Brockton is the only member of the Authority.

Plymouth County Development Council (PCDC) - The PCDC is a partially county, state and privately supported economic development organization which has just completed its second year of activity under full-time staff support. The primary objective of the Council is to promote tourism and industrial development through advertising campaigns, news releases, and the production and distribution of brochures and leaflets. In addition, the Council provides professional guidance and financial "matching fund" assistance to complement the public relation, promotional or industrial recruitment efforts of various non-profit organizations, towns, and local industrial development commissions in the county.

Brockton Ancillary Manpower Planning Board (AMPB) - The AMPB is responsible for manpower planning in the same communities which comprise the Brockton Redevelopment Area. The board is made up of representatives from each of the communities, client groups, program sponsors, area agencies, and business and labor.

Under manpower revenue sharing the AMPB has assumed a stronger role in the allocation of manpower funds. The recent designation of Brockton as a prime sponsor for Department of Labor programs will mean additional manpower funds for the city. The Board has prepared Brockton's second comprehensive manpower plan. The OEDP Committee will seek to improve working relations with AMPB in the coming year.

The Mayor's Downtown Advisory Task Force - The Task Force is composed of downtown Brockton businessmen and interested citizens who are appointed to the committee by the Mayor. Serving in an advisory capacity to the Mayor, the Task Force reviews proposals and makes recommendations for the revitalization of the downtown area. Currently the Task Force is serving as the Project Area Committee for the Mainbrook Renewal Project.

Joint Transportation Committee (JTC) - The JTC was organized as an advisory group to the Old Colony Planning Council and designed to improve the region's transportation network. The major function of the JTC has been to act as an accessible vehicle of citizen input and to communicate to the layman the complexities of planning for developing transportation improvements. Activities with which the committee has been involved include Short and Long-Range Transportation Plans, the preparation of a Transit Development Plan, the collection of socio-economic data by Basic Analysis Zones, and the provision of technical and surveying assistance to the Brockton Area Transit Authority.

Office of Community Research - Stonehill College - This office conducts a number of studies examining various economic characteristics of the Southeastern region of Massachusetts. The results of these studies as well as other economic information are published and made available to the public at-large. Some of its recent surveys in the Brockton area include available medical facilities, economic problems of the elderly, population projections for Brockton, and an economic almanac. In addition, the office publishes and distributes quarterly reports of the area's economic indicators. The office also provides consulting services to local communities and municipalities.

Brockton Regional Chamber of Commerce - The Chamber supervises a varied program to promote the area to potential in-migrating firms and to firms interested in expansion. The Chamber publishes a promotional booklet highlighting the assets of the area and a manufacturer's index. In addition to providing staff services to its 600 plus members, the Chamber has several sub-committees which work on subjects of special interest. The OEDP Committee was initiated as a Chamber sub-committee.

Southeastern Massachusetts Educational Council for Economic Growth, Inc. - A non profit corporation composed of chief policy makers from the five principal area educational institutions (Brockton High School, Southeastern Regional Vocational Technical High School, Stonehill College, Bridgewater State College, and Massasoit Community College) and the Executive Director of the Brockton Regional Chamber of Commerce, the council is concerned with the correlation of educational curriculum and the job market. The council has proposed a major

three phase, four year study of the area's educational curriculums and their relationship to the job market. To date this proposal has not been funded.

SMECEG sponsored a major seminar on May 28, 1975, entitled "Realities". The seminar brought together businessmen, educators, and citizens from throughout the region in a day long exchange of ideas. Subject areas included, "Can Massachusetts Survive the Twentieth Century", "Has Brockton Finally Turned The Corner?", "The Delivery Of Medicine & Allied Health Services", "Education- Its Role and Relevancy", and "A More Livable Community."

IV. OEDP GOALS

IV. Review of Priority Goals and Strategies

The "Area Goals for Economic Development" were expanded this past year to include maximization of employment opportunity for unemployed and underemployed professionals. The original goals have not changed since the initial OEDP was submitted to EDA in February 1973.

During the past year, work directed toward the achievement of the area goals has continued. Several of the projects which had been delineated in the 1975 OEDP List are in progress or have been completed. Others are in the planning stages. Further refinements have been made in the strategies which are being used in the continuing efforts to attain the area goals. The goals and strategies are discussed below.

1. To assist in forming an economic base capable of providing a desirable standard of living, of creating job opportunities, of making effective use of area manpower, and of fulfilling reasonable governmental tax needs.

The ultimate goal of the OEDP Committee continues to be the attainment of a more viable regional economic base. All of the Committee's efforts are therefore, in the final analysis, aimed toward achievement of this goal. During the past year the Committee study efforts have concentrated on the implications of growth and on state agencies which impact economic growth.

The Committee reviewed the OCPC publication on "Economic Growth and Environmental Quality in the OCPC Region." This report made special note of the environmental issues involved in economic development and stressed the importance of balancing the two sometimes conflicting objectives. This report was an extension of the two phase Regional Economic Base Study and Development Program and the Industrial Site Survey.

The Committee met in May with a representative of the New England River Basin Commission to discuss the publication on "How to Guide Growth in Southeastern New England" and in October with a representative of the Mass. Office of State Planning to discuss the proposed state growth policy.

The Committee also met in February and again in November with representatives of Mass. Dept. of Commerce and Development to discuss various state programs which that department administers.

2. To maximize employment opportunity for Brockton area residents including the poor, disadvantaged, minority groups, and unemployed and underemployed professionals.

This goal was expanded this past year to include unemployed and underemployed professionals. The Committee felt that too often this group is neglected. It is felt by the Committee that maximization of employment opportunity can be achieved through the development and support of programs which create manufacturing and non-manufacturing jobs and of programs which assist in the development of new and existing industries and businesses. Also important to the attainment of this goal is the development and support of programs which are aimed at upgrading the skill levels of the area's work force. To this end the Committee has supported this area's CETA program.

3. To strive toward the development of a more economically independent area.

While it is unrealistic to expect that the Greater Brockton area will ever be able to fully employ all of its residents in jobs located within the region, it is possible for the area to develop in such a way as to be less dependent on the Boston area for employment. The renewal of downtown Brockton as the hub of the region will strengthen the area's independence, and location of industries within the region will help to stem the tide of out-commuting. To this end the Committee met in April with representatives of the City Planning Office and the Brockton Redevelopment Authority to discuss downtown renewal. Downtown Brockton renewal continues to be the number one OEDP priority.

4. To provide within the OCPC physical land use planning program sites suitable for various commercial and industrial activities in relation to the projected need.

OCPC land use planning activities during the past year have taken into account the sites recommended in the OCPC Industrial Site Survey which was completed in 1974. An additional site in Easton is being considered as a major industrial park. Also considered in the planning activities are the general areas of industrial and commercial activity as outlined in the OCPC Future Land Use Plan.

5. To provide the proper size and type of utilities to appropriate locations for economic activities.

Work was completed this year on the road and utility project at the Brockton Industrial Park. This EDA funded project has opened up approximately forty acres for industrial use.

One of the main objectives of the "1976 OEDP Project Priority List" is provision of utility services for industrial sites. Water services to both the Avon Industrial Park and the Bridgewater Industrial Park are among the five projects recommended for EDA funding.

The city of Brockton has two major utility projects listed, one is the construction of a third water transmission main from Silver Lake to Brown's Crossing and the second is expansion and upgrading of the Brockton Sewer Treatment Plant.

A major regional utility project will be undertaken with the construction of a new sewage treatment facility by the recently established Old Colony Water Pollution Control District.

6. To provide transportation systems which will encourage economic growth through ease of goods mobility, economical goods mobility, and more reliable labor market supply.

The OCPC Joint Transportation Committee (JTC) is the primary advisory group

for transportation planning in the region. The OEDP Committee endorses the efforts of the JTC in developing a more efficient regional transportation network.

Progress continues on completion of intersection improvements under the Brockton TOPICS plan. These and the one-way street system which was implemented in 1974 have done much to ease the flow of traffic through Brockton. Various improvements are also being planned in the surrounding towns which will help to make travel throughout the region more efficient.

7. To provide a balanced transportation system that is convenient, safe and efficient and which includes modern roadways, parking facilities and public transport modes.

The JTC has adopted both Short-Range and Long-Range Plans for a balanced transportation system. These plans include not only highway improvements but also fringe area commuter parking lots and a mass transportation system. A Transportation System Management plan and a Transportation Improvement Program are currently being developed as further refinements to the short and long range planning efforts. A major Transit Development Program was completed this year and will qualify the region for federal assistance in the purchase of rolling stock and other equipment for Brockton Area Transit. This will fulfill the objectives of the second project on the regional portion of the 1976 OEDP list.

8. To increase mobility within the Greater Brockton area through the development of new or improved highway facilities.

The widening and upgrading of Route 24 is nearing completion and plans are progressing for the construction of the extension of Route I-495 from Route I-95 in Mansfield to Route 25 in Bridgewater. A major East-West Corridor Study will be conducted by OCPC staff this summer. Plans are being made to complete additional segments of a North-South Highway which will eventually run from Howard Street to Plain Street in Brockton. Special consideration will be given to the environmental impact of these highway projects as part of the planning process.

9. To strengthen the core area of the region through the concentration of governmental activities, economic activities and social services.

Downtown Brockton renewal continues to be the number one priority for the OEDP Committee. The Committee addressed this issue at its April meeting and recommended that the Old Colony Planning Council go on record in support of a specific proposal for developing a section of the downtown area. This proposal was subsequently adopted by the city and a developer designated by the Brockton Redevelopment Authority. In a separate action the city acquired the old Post Office building and plans to house several city departments there.

10. To disseminate information about the Greater Brockton area to facilitate economic growth and development.

Several agencies and organizations are involved in the promotion of the region

which is essential to attracting industry and stimulating economic growth. These include the Brockton Regional Chamber of Commerce, the Plymouth County Development Council, local industrial development commissions, and the Old Colony Planning Council. These promotional efforts will be more active in the future.

11. To encourage close liaison and communication at the local, county, state and federal levels.

Close liaison and communication by those at all levels is essential to the success of the Overall Economic Development Program. For this reason the Committee has encouraged dialogue among these levels through its meetings and through sharing of information. These activities will be increased in the future.

12. To coordinate the OEDP program with other agencies and educational institutions concerned with economic development.

For the Overall Economic Development Program to have the desired impact on the region's economy, there must be a coordinated approach to regional economic development. Those involved with the economic development of the region must work together. The OEDP Committee will continue its efforts to provide the focal point for such cooperation and to coordinate its activities with other concerned agencies and institutions.

Lack of full time support of the OEDP Committee and its activities has greatly hampered the accomplishments of the above mentioned goals. It is a continuing hope that EDA funds can be made available for full time staff services to the OEDP Committee.

V. OEDP PROJECTS

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1870-1871-1872

PRIORITY PROJECTS FOR F.Y. 1977

PROPOSED PROJECTS			RELATED GOALS		FUNDING				INITIA- TION/COM- PLETION DATE	AGENCIES RESPONSI- BLE	ENVIRONMEN- TAL IMPACT (IF ANY)	NO. OF JOBS CREATED
NO.	PRIOR- ITY	DESCRIPTION AND LOCATION	NO.	PRIOR- ITY	SOURCES AND AMOUNT			ESTIMATED TOTAL COST				
					FEDERAL	STATE	LOCAL					
1	High	Renewal of Down- town Brockton	1,2 3,4 5,9	High	80%	N.A.	20%	-0-	Undeter- mined	Brockton BRA and City	Positive	N.A.
2	High	Feasibility Study for East-West Highway	1,2 6,7 8	High	80%	N.A.	20%	-0-	\$50,000	OCPC	None	N.A.
3	High	North-South Highway in Brockton	1,2 6,7 8	High	80%	N.A.	20%	-0-	\$500,000	Brockton BRA and City	Limited	N.A.
4	High	Water Mains to Avon Industrial Park	1,2 3,4 5	High	80%	N.A.	20%	-0-	\$59,000	Avon Water Department	Limited	N.A.
5	High	Water Mains to Bridgewater Industrial Park	1,2 3,4 5	High	80%	N.A.	20%	-0-	\$400,000	Bridgewater Water Dept.	Limited	N.A.

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OVERALL ECONOMIC DEVELOPMENT PROGRAM
Priority Project 1 for EDA Funding

Renewal of Downtown Brockton

- A. Project Description: Renewal of downtown Brockton has become the number one priority for the region. Several proposals to redevelop downtown Brockton are currently being considered. Among these are a major parking garage; an office/shop complex; a downtown transit terminal; rehabilitation of the old post office; and location of school department offices downtown. As part of this redevelopment effort, the city would replace many of the water and sewer facilities which serve the area. EDA assistance is requested for this public works improvement as well as for business development loans and loan guarantees for the major projects which have been proposed.
- B. Responsible Agencies: Brockton Redevelopment Authority
140 School Street
Brockton, MA
City of Brockton
City Hall
Brockton, MA 02401
Contact: Mr. Steve Cruz
Executive Director
Contact: Mr. David E. Crosby
Mayor
- C. Estimated Costs: Undetermined
- D. Funding Sources: EDA
HUD
State
Local
- E. Start and Finish Dates: July 1, 1975 through 1980
- F. Related Goals: 1,2,3,4,5 and 9
- G. Environmental Impact: The renewal effort should have a positive environmental impact. Reconcentration of activity in the downtown area would help to control urban sprawl.

OVERALL ECONOMIC DEVELOPMENT PROGRAM
Priority Project 2 for EDA Funding

Feasibility and Location Study for an East-West Road through Brockton
Connecting Route 24 with Route 18 and Route 3

- A. Project Description: This project would involve a major two year study of the feasibility of constructing a major East-West Highway through the Brockton region. The study would involve: identifying potential location alternatives; collecting up to date ADT data; programming of the proposed locations into the Mass. DPW computerized transportation network; evaluating the statistical consequences of the various alignments on the existing regional network pattern; reviewing origin and destination data and producing desire lines; determining environmental and economic impacts of various alignments; preparing a final feasibility and location report for presentation to local groups and submittal to appropriate state and federal agencies for systems planning and project development.
- B. Responsible Agency: Old Colony Planning Council Contact:
232 Main Street Mr. Daniel M. Crane
Brockton, MA 02401 Executive Director
- C. Estimated Costs: \$50,000
- D. Funding Sources: EDA
State
Local
- E. Start and Finish Dates: May 1, 1976 through June 30, 1977
- F. Related Goals: 1,2,6,7,and 8
- G. Environmental Impact: None for study. Environmental and economic impact of road to be determined by study.

OVERALL ECONOMIC DEVELOPMENT PROGRAM
Priority Project 3 for EDA Funding

Construction of North-South Highway in Brockton

- A. Project Description: The proposed North-South Highway is located just East of the Railroad Right of Way in Brockton and would run from Howard Street southerly to Plain Street. The initial phase of this project calls for widening of Perkins Street which runs for approximately 1,400 feet between Crescent and Lawrence Streets; construction of a new 1,000 foot street between Lawrence and Union Streets; and widening of 1,000 feet of Curve Street between Union and Grove Streets. This phase would provide a connector from Route 27 to Route 36. Later phases of the project would include extending this highway to Plain Street in the South and Howard Street in the North.
- B. Responsible Agencies: Brockton Redevelopment Authority Contact:
140 School Street Mr. Steve Cruz
Brockton, MA 02401 Executive Director
- City of Brockton Contact:
City Hall Mr. David E. Crosby
Brockton, MA 02401 Mayor
- C. Estimated Costs: \$500,000 for initial phase
- D. Funding Sources: EDA
State
Local
- E. Start and Finish Dates: July 1, 1975 through June 30, 1978
- F. Related Goals: 1,2,3,6,7,8 and 9
- G. Environmental Impact: Limited environmental impact as most of project involves existing right of way. Positive impact through elimination of stop and go traffic.

OVERALL ECONOMIC DEVELOPMENT PROGRAM
Priority Project 4 for EDA Funding

Replacement and Addition of Water Mains to Support Existing Avon Industrial Park and Proposed Addition of 150 Acres.

- | | | |
|----------------------------|--|--|
| A. Project Description: | This project calls for replacement of an old 8 inch water main between Page and Bodwell Streets with 950 feet of 12 inch main and the addition of 2,000 feet of 12 inch main between Wales and Bodwell Streets. This would tie-in Bodwell Street from two directions and would provide sufficient volume for emergencies as well as normal industrial use. | |
| B. Responsible Agency: | Avon Water Department
Avon Town Hall
Avon, MA 02322 | Contact:
Mr. John Collins
Water Superintendent
or
Mr. Richard McCormick
I. D. C. Chairman |
| C. Estimated Costs: | \$59,000 | |
| D. Funding Sources: | EDA
Local | |
| E. Start and Finish Dates: | July 1, 1976 through June 30, 1977 | |
| F. Related Goals: | 1,2,3,4, and 5 | |
| G. Environmental Impact: | Limit environmental impact during construction and none after completion. | |

OVERALL ECONOMIC DEVELOPMENT PROGRAM
Priority Project 5 for EDA Funding

Addition of Water Main from Bridgewater Center to Industrial Area
Near Route 24.

- A. Project Description: This project would involve construction of a 12 inch water main from Bridgewater Center to the Route 24 industrial area. The project would include 14,400 feet of 12 inch water main, 14 gate valves and 30 hydrants. The project would supplement existing 8 inch water mains and would provide much needed volume to the 56 acre Bridgewater Industrial Park and 1,000 acres of potential industrial land north and south of Pleasant Street.
- B. Responsible Agency: Bridgewater Water Department Contact:
Academy Building Mr. Charles Dyke
Bridgewater, MA 02324 Water & Sewer Superintendent
or
Mr. Robert Guarino
I. D. C. Chairman
- C. Estimated Costs: \$400,000
- D. Funding Sources: EDA
Local
- E. Start and Finish Dates: July 1, 1976 through June 30, 1977
- F. Related Goals: 1,2,3,4, and 5
- G. Environmental Impact: Limited environmental impact during construction and none after completion.

3/2/76

Overall Economic Development Program 1976 Priority Project List

<u>Municipality</u>	<u>Projects</u>	<u>Type</u>	<u>Estimated Cost</u>	<u>Overall Priority</u>	<u>Town Rating</u>	<u>Priority For EDA Funding</u>
Abington	Replacement and addition of water mains to industrially zoned land	Industrial Support	N.A.	High	2	
	Renovation of police station	PWIP	\$ 60,000	High	1	
Avon	Replacement and addition of water mains to support existing Avon Industrial Park and proposed addition of 150 acres	Industrial Support	\$ 59,000	High	2	4
	Resurfacing and extension of Bodwell Street thru Avon Industrial Park	Industrial Support	\$ 80,000	High	1	
	New Water Department Building	PWIP	\$ 35,000	Medium	3	
Bridgewater	Sewer interceptor from town center to near Route 24 (2.7 miles) in support of existing 56 acres and potential 1,000 acres of privately owned industrially zoned land north and south of Pleasant Street	Industrial Support	\$ 1.5M	Medium (Project feasible only upon completion of regional sewerage facility)		
	Twelve inch water main from town center to area noted above	Industrial Support	\$ 400,000	High		5

Overall Economic Development Program 1976 Priority Project List (Cont.)

<u>Municipality</u>	<u>Project</u>	<u>Type</u>	<u>Estimated Cost</u>	<u>Overall Priority</u>	<u>Town Rating</u>	<u>Priority For EDA Funding</u>
Bridgewater (cont.)	Access road from Route 104 to Bridgewater Industrial Park (1000')	Industrial Support	\$ 75,000	High		
Brockton	Site preparation on 15 acres of Industrially zoned land in Brockton Industrial Park	Industrial Park	N.A.	Medium	8	
	Road from Main Street in West Bridgewater to Oak Hill Way in Brockton (2.0 miles) to open up development of 800 acres for in- dustrial use in Brockton (200 acres) and West Bridgewater (600 acres-100 scattered acres of which owned by town)	Industrial Support	\$ 2M	High	9	
	Expansion and upgrading of Brockton Sewage Treatment Plant	Industrial Support	N.A.	High	4	
	North-South road from Howard Street to Plain Street	Industrial Support	\$ 500,000	High	2	3
	Brockton by-pass from Route 24 to Route 18	Industrial Support and T.A.	\$ 50,000 feasibility study	High	5	2

Overall Economic Development Program 1976 Priority Project List (Cont.)

<u>Municipality</u>	<u>Project</u>	<u>Type</u>	<u>Estimated Cost</u>	<u>Overall Priority</u>	<u>Town Rating</u>	<u>Priority For EDA Funding</u>
Brockton (cont.)	Upgrading of Route 27 and Route 123 through Brockton	Industrial Support	N.A.	High	10	
	Construction of third water transmission main from Silver Lake to Brown's Crossing and addition of pump to Silver Lake facility	Industrial Support	\$ 3M	High	3	
	West Side Fire Station	PWIP	\$ 600,000	Medium	6	
East Bridgewater	City DPW garage	PWIP	\$ 500,000	Medium	7	
	Downtown Brockton renewal including various community facilities and sewer and water mains.	Business Development Loans, T.A., and Grants	N.A.	High	1	1
	Addition to town library	PWIP	\$ 586,000	High	1	
Easton	Police Station	PWIP	N.A.	Medium	2	
	Development of privately owned Easton Industrial Park off Route 123	Industrial Park	N.A.	High		

Overall Economic Development Program 1976 Priority Project List (Cont.)

Priority For
EDA Funding

Town
Rating

Overall
Priority

Estimated
Cost

Type

Project

Municipality

Easton	Redevelopment of downtown Easton-Main Street Business District	Business Development Loans and Grants	\$ 1M	High		
	Update and expand South Easton Fire Station	PWIP	\$ 25,000	Medium		
	Development of 400 acres for industrial use along Route 106 in Easton	Industrial Park	N.A. (Private)	(No specific project)		
Hanson	Development of 600 acres for industrial use	Industrial Park	N.A. (Private & Town)	(No specific project)		
	Fire Station	PWIP	\$ 500,000	Medium		
Stoughton	Development of 281 acres for industrial use in Stoughton	Industrial Park	N.A. (Private)	(No specific project)		
	Redevelopment of Stoughton Town Square	Business Development Loans	\$ 250,000	Medium		
	Renovation of old Post Office for use as Police Station	PWIP	N.A.	Medium		

Overall Economic Development Program 1976 Priority Project List (Cont.)

<u>Municipality</u>	<u>Project</u>	<u>Type</u>	<u>Estimated Cost</u>	<u>Overall Priority</u>	<u>Town Rating</u>	<u>Priority For EDA Funding</u>
West Bridgewater	Road construction (see Brockton) to open up 600 acres in town (100 scattered acres of which owned by town)	Industrial Support	\$ 2M	Low		
	Police Station	PWIP	\$ 250,000	High		
	Town Garage	PWIP	N.A.	High		
Whitman	Construction of off street parking	Commercial Support	N.A.	High	1	
Regional	Regional sewage treatment facilities and interceptors	Industrial Support	N.A.	High		
	Rolling stock, garage and terminal facilities for regional mass transit system	Industrial Support	N.A.	High		
	East-West Highway connector between Routes I-495 or 24 and Route 3	Industrial Support	N.A.	Medium		
	Route I-495 extension to Route 25	Industrial	\$ 66M	High		

APPENDIX

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD JANUARY 20, 1975
AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Robert Moore	B.S.C. Community Services
Harold Ohlsson	Brockton Industrial Development Commission
Samuel Read	Brockton Edison Co.
Robert Burke	Mammoth Mart, Inc.
Dr. Lawrence Phalan	Stonehill College
Daniel Miles	Miles Plumbing Co., Inc.
Ted Welte	OCPC Staff
John Gowdy	OCPC Staff
Larry Coleman	OCPC Staff

The meeting was called to order by Mr. Robert Moore, Chairman Protem.

The only item on the agenda was a review and discussion of the "1975 OEDP Project Priority List." Ted Welte opened the discussion with a review of the rating criteria. Mr. Welte then read several letters he had received from area towns regarding the priority list. West Bridgewater confirmed their high priority for a new police station and a new highway barn. Hanson requested that a new fire station for the town be added to the list. Easton expressed its opposition to an East-West connector between Routes I-495 and 3 and noted that such a road would create many traffic and safety problems for the town. Mr. Welte related to the committee the phone response he received from Mr. Henry Bailey who recommended lowering priorities of several public facility projects in order to emphasize those projects that were rated high. It was decided that none of the projects should receive a low rating as their inclusion on the list implies a significant economic development impact.

The committee then proceeded to review the priority list. In the course of discussion, it was generally agreed that the recommended projects on privately owned land should remain on the list but their priority ratings should be removed, since such projects are not eligible for EDA assistance. Instead the list would stress the high priority needs of industrial support facilities (i.e. roads, water supply, sewerage) which are eligible for EDA assistance and would enhance the industrial development opportunities of these privately owned sites. It was also recommended that listings of some projects be more specific, including upgrading of East-West routes 123 and 27 and housing of the Brockton School Administration downtown. Several projects were added to the list at the suggestion of committee members. These included additional water transmission facilities in Brockton and the planned Brockton DPW garage. Mr. Welte will send an updated draft of the OEDP list to the towns and when he has received responses from all of the towns a final priority list will be prepared for committee review and approval in February.

The committee also reviewed a list of those programs and organizations which had

contributed to the overall economic development of the region during the past year. Several organizations were added to this list at the suggestion of committee members.

Before closing, Mr. Moore suggested and it was agreed that the second Monday in the month shall be the permanent day for future committee meetings. A summary copy of Chapter 40E creating the Massachusetts Industrial Development Authority was distributed and will be discussed at the next committee meeting.

There being no other business the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Larry Coleman".

Larry Coleman
Acting Secretary

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD FEBRUARY 10, 1975 AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

Attendance:

Robert Moore	B.S.C. Community Services
Harold Ohlsson	Brockton Industrial Development Commission
Samuel Read	Brockton Edison Co.
Dr. Laurence Phalan	Stonehill College
Daniel Miles	Miles Plumbing Co., Inc.
Phillip Sheppard	Massasoit Community College
George V. Hollertz Jr.	W. Bridgewater Industrial Development Commission
John J. Svagzdys	Brockton Credit Union
Lou Colombo	Brockton City Council
Robert E. Guarino	Bridgewater Industrial Development Commission
Roger Jewett	Mass. Dept. of Commerce and Development
W. Earl Yetman	Brockton Regional Chamber of Commerce
Dominic DeMarco	Stonehill College
Daniel Crane	OCPC
Ted Welte	OCPC
Larry Coleman	OCPC

The meeting was called to order by Mr. Robert Moore, Chairman protem.

The first item on the agenda was a review and discussion of Chapter 40E creating the Massachusetts Industrial Development Authority. Mr. Roger Jewett, Director of the Bureau of Commercial and Industrial Development for the Massachusetts Department of Commerce and Development, spoke to the committee regarding his department's view of this bill. He noted that the bill was hastily formulated and passed just prior to the closing of the 1974 term of the State Legislature and therefore, needed some language corrections through amendments before the bill could be implemented. He pointed out that the bill follows the funding formula utilized in EDA legislation but with the state replacing the federal government in appropriating funds to municipalities. Mr. Jewett felt that there were two particular problems posed by this funding method. The first problem is the Massachusetts constitutional question raised, in terms of whether the state, can extend credit to private individuals. Mr. Daniel Crane took issue with this point by stating that to his knowledge, housing development programs have been able to legally procure state bonding guarantees. Mr. Jewett countered by stating that industrial development projects might be considered in a different category than housing projects, and therefore a state appropriation might be illegal in accordance with the state constitution. However, he noted the bill would most likely have to be tested in the courts to determine its constitutionality. Another problem with 40E was that financing would come from two sources, namely

MINUTES OF MEETING
FEBRUARY 10, 1975

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the state and a lending institution. As a result, the total interest rate to be paid by the developer would be higher than the rate for municipal bonds and therefore 40E would be less attractive than Chapter 40D which provides for financing through the sale of municipal bonds.

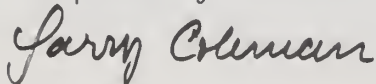
Mr. Jewett then suggested that Senate Bill 1604 creating the Massachusetts Community Development Finance Corporation which will become Chapter 40F, if passed, presents a more viable alternative than Chapter 40E. Since the bill was just introduced, by its sponsors, Allan McKinnon, B. Joseph Tully, and John Oliver, Mr. Jewett admitted that he was not well versed on the details of the bill and recommended that all those who were interested obtain a copy of the bill. He did point out that a significant feature of the bill was its aim to provide assistance to target areas with the lowest income levels and the highest unemployment. In addition, a local community development corporation could be made up of any geo-political unit (ward, precinct, etc.) with a population of less than 100,000 people that meets the target area criteria specified in the bill. Mr. Jewett also pointed out that S1604 has received strong support from the Governor and a number of state officials. He also suggested that all those committee members interested should obtain copies of related bills including Senate Bills 307, 323, 321, 294, and House Bills 2430, 4761, 3988, 3248, 2859, 2430, 2434, and 2044.

The Committee discussion regarding these bills focused on a concern of creating another level of bureaucracy to go through in order to obtain local financial assistance. The discussion closed with the recommendation that the Committee review Senate Bill 1604 further and submit a Committee opinion to the Joint Committee on Commerce and Labor before the bill comes before the legislature.

The second item on the agenda was a further review of the "1975 OEDP Project Priority List". Several committee members felt that too many projects were listed as high priorities. As an alternative, it was suggested that priorities should be established on a numerical basis. Mr. Welte pointed out that since individual towns are on the list and each would have their own priorities one overall numerical priority rating would not be workable. Mr. Welte noted that he had received additions to the final draft of the priority list from only one town. It was agreed that a further survey of town opinions regarding numerical priorities ratings would be considered. Final adoption of the list was postponed until the March 10th meeting of the committee at which Mr. William Fitzhenry would be the guest speaker.

There being no other business the meeting was adjourned.

Respectfully submitted



Larry Coleman

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD MARCH 10,
1975 AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Robert Moore
Carl Heilander Jr.
Phillip Sheppard
W. Earl Yetman
Dr. Lawrence Phalan
Louis Colombo
Samuel Read
William Fitzhenry

Daniel Crane
Ted Welte
John Gowdy
Larry Coleman

B.S.C. Community Services
Julius Tofias & Company Inc.
Massasoit Community College
Brockton Regional Chamber of Commerce
Stonehill College
Brockton City Council
West Bridgewater Delegate
Massachusetts representative for
the Economic Development Administration
OCPC Staff
OCPC Staff
OCPC Staff
OCPC Staff

The meeting was called to order by Mr. Robert Moore, Chairman protem.

The first item on the agenda was the final review of the "1975 OEDP Project Priority List". Ted Welte opened the discussion by pointing out that the updated OEDP Progress Report and priority list must be submitted to the Economic Development Administration (EDA) by the end of March and therefore, the list should be adopted at this meeting. In answering questions concerning the procedure used in formulating this priority list, Mr. Welte explained that all project proposals were submitted by the towns and their respective Industrial Development Commissions and in the case of Brockton, the planning department. Those projects that appeared to have high economic development impact potential were given a high priority rating indicating that the project should be advanced as soon as possible. Those that were found to have medium economic impact were given a medium rating suggesting that they be undertaken with reasonable speed. Mr. Phillip Sheppard took issue with the priority rating system and felt that a numerical rating system would be a more viable and well defined alternative in establishing project priorities for this year. Mr. Sheppard then made a motion which was seconded that the Committee adopt a numerical priority rating for projects.

Before a vote was taken on this issue, guest speaker Mr. William Fitzhenry, the Massachusetts representative for EDA, explained to the Committee what information should be submitted to his department when seeking financial assistance. He explained that the OEDP Committee should identify the regional economic problems, indicate what the priorities are in relation to these problems, and specify the order of the priorities. When asked specifically what projects are best to highlight on a priority list (i.e. sewer, downtown renewal), Mr. Fitzhenry explained that EDA legislation is constantly being amended and he could not pinpoint what type of project EDA would be focusing on. He did point out that if a project is in accordance with the guidelines in the legislation and would provide for long-term employment, then it would be considered for EDA assistance.

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MARCH 10, 1975

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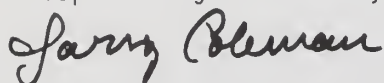
A recommendation was then made and passed by Committee vote to numerically rank the top five projects while keeping the rest of the priority list intact in order that all projects receive EDA consideration. Before the Committee began to select the top five priority projects, Mr. Fitzhenry stated that due to the intense competition for EDA monies, he was unable to comment on how much funds would be available for project assistance in the OCPC region. He did point out that EDA is not presently funding community facility projects (i.e. fire and police stations) and that the Environmental Protection Agency has been handling the funding of most sewer projects. In addition, he stated that it is important that a community be prepared to implement a project before EDA assistance is sought.

With this background information in mind, the Committee proceeded to select the top five priorities. After a brief discussion, it was decided that downtown Brockton renewal would be the top priority and in seeking assistance, a proposal would be submitted in a form that would be within the project guidelines specifying eligibility for EDA assistance. In a further effort to revitalize downtown Brockton by improving road access to this area, the Committee selected the East-West road and the North-South road construction projects as priorities two and three respectively. The final two projects selected were in direct support of industrial areas. These were the improvement and addition of water mains to support existing Avon Industrial Park and the proposed construction of a water main from Bridgewater center out to an area of industrial zoned land near Route 24. The 1975 OEDP Project Priority List was then adopted by the Committee.

Due to the lengthy discussion concerning the final format of the "1975 OEDP Project Priority List," a review of the summaries of proposed economic legislation, copies of which were sent out prior to this meeting, was tabled until the next meeting.

There being no further business the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Larry Coleman".

Larry Coleman

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD APRIL 14,
1975 AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Robert Moore
John Svagzdys
W.E. LaCroix for W.E. Yetman

Phillip Sheppard
Daniel Miles
Barry Canner
Steven Cruz
Ted Welte
Larry Coleman

BSC Community Service
Brockton Credit Union
Brockton Regional Chamber of
Commerce
Massasoit Community College
Miles Plumbing Co., Inc.
Office of the City Planner
Brockton Redevelopment Authority
OCPC Staff
OCPC Staff

The meeting was called to order by Mr. Robert Moore, Chairman protem.

The only item on the agenda was a review and discussion of downtown Brockton renewal which the Committee had selected as the top priority on its 1975 Project Priority List. Mr. Barry Canner from the Office of the Brockton City Planner, and Mr. Steven Cruz, Director of the Brockton Redevelopment Authority were invited to speak to the Committee regarding downtown renewal and related activities now being undertaken by the city.

Mr. Canner opened the discussion by giving a brief historical review of renewal activities that have been done to the present. He pointed out that up to now the city has failed to take the necessary action needed to reverse the continuing decline of the downtown area. However, within the past year, the city has outlined and designated a portion of the downtown area for renewal. The project area has been designated as the Mainbrook Project.

Mr. Canner explained that there were several factors which influenced the boundaries and location of the Mainbrook Project. Primarily, the project location was determined on the basis of the area that would have the greatest visual and economic impact on downtown. Also considered was that the acquisition of property, relocation, and clearance cost would remain within anticipated budget constraints. Mr. Canner further stated that he anticipates that the city will receive federal support for downtown renewal through the community development program and that his office is now preparing an application for this assistance as well as an application for assistance through the State 121B program. Mr. Canner also indicated that improved access to downtown which would involve east-west and north-south road improvements and expanded public transit service is vital to ensure the revitalization of the area.

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APRIL 14, 1975

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Mr. Welte followed this discussion by explaining that the concern of the Committee at this time is whether the city will be prepared to undertake the renewal related projects that the Committee is seeking EDA funding for this year. Mr. Canner indicated that the overall renewal plans for the downtown area would not be completed for three or four months. Actual implementation of projects is contingent on completion of this plan. Since preparedness to implement a project is a vital criteria for EDA funding, Mr. Welte suggested that the Committee might persue alternative projects for EDA funding during this year.

The final discussion focused on the development proposals made by Mr. Leo Issa for the downtown area. Phase one and two of the proposal as described by Mr. Canner included a parking garage and office building with shopping areas on the lower level, phase three included a hotel and office complex and phase four a civic center and a center for performing arts. The entire proposal is within the Mainbrook Project area and phase one and two were endorsed by Mr. Canner and Mr. Cruz. The start of the project, which will be privately financed, is dependant on a city commitment to lease the garage for a five year period at a cost of \$399,000 per year. Mr. Canner pointed out that although the \$399,000 figure appeared high, this cost would be offset by parking revenues and by the increase in property tax revenue accrued from the new garage versus the present tax revenues. In addition, he indicated that a garage is needed in downtown and the cost of constructing one would be beyond the city's capacity at the present time. Several Committee members complained of the lack of information regarding the city's financial role in the Issa proposal and suggested that a chart be made that illustrates the total picture involved in the city's five year lease commitment.

A recommendation was then made and the Committee voted to recommend that the Old Colony Planning Council go on record in support of Mr. Issa's request for a five year commitment on the part of the city to lease the proposed garage.

There being no further business the meeting was adjourned.

Respectfully submitted,



Larry Coleman

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD MAY 12, 1975
AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Robert Kasvinsky	New England River Basins Commission
Henry R. Bailey	Bay State Gas Co.
W. Earl Yetman	Brockton Regional Chamber of Commerce
Phillip A. Sheppard	Massasoit Community College
Samuel Read	Brockton Edison Co.
John J. Svagzdys	Brockton Credit Union
Ted Welte	OCPC
John Gowdy	OCPC
Larry Coleman	OCPC

The meeting was called to order by Mr. Welte.

The only item on the agenda was a review and discussion of recently completed three year study entitled "How to Guide Growth in Southeastern New England" which was prepared by the New England River Basins Commission. Study director, Mr. Robert Kasvinsky spoke to the Committee regarding the study and its findings and recommendations. Mr. Kasvinsky began by defining the study area which included the entire eastern portion of Massachusetts going as far west as Worcester, the entire state of Rhode Island and some of the eastern municipalities in Connecticut. He further pointed out that the study area had been divided up into ten planning areas to allow for a more detailed analysis of each. Most of the Old Colony region was included in the Taunton planning area except for Pembroke which was part of the South Shore Coastal planning area.

Mr. Kasvinsky went on to explain that based on the conclusions and findings of the study a number of recommendations were made for the entire region as well as a set for each individual planning area. Each set of recommendations dealt with the following issues and concerns: guiding growth, water supply, water quality, outdoor recreation, marine management, flooding and erosion, unwelcome facilities, and implementation. In addition, Mr. Kasvinsky pointed out that detailed assessments were made to determine the land use capabilities of the region's land resources. The results of this assessment are illustrated in map form and identify critical environmental areas as well as those areas suitable for development.

Regarding the results of the study Mr. Kasvinsky noted that a primary concern of the study was to answer the question "can Southeastern New England accomodate growth, provide adequate economic opportunities, and still protect the region's natural amenities which make the area an attractive place in which to live?" Based on the findings of the study he stated that the answer to the question was yes. Mr. Kasvinsky noted that three key findings supported this conclusion. These were 1) enhancing the environment enhances the region's economy;

MINUTES OF MEETING
MAY 12, 1975

page 2

2) anticipated growth can be accomodated, but should be guided to protect fragile resources and make development more efficient; 3) existing knowledge, programs, and institutions can provide the tools for achieving the results.

At present, the study has been printed in draft form subject to revision following review by planning agencies and public forums. Summaries of the study can be obtained by contacting OCPC or the New England River Basins Commission, 408 Atlantic Ave., Boston, Mass., 02210. In addition, more detailed reports have been printed for the entire region, and also individual reports for each planning area. Copies of these have been distributed to area libraries and area planning agencies for public review. For those wishing more information, a public meeting shall be held in each planning area before the final report is published. The meeting for the Taunton planning area will be held at the Elizabeth Pole School Cafeteria in Taunton on May 19 and for the South Shore Coastal Area at the Norwell High School Auditorium on May 20. Both meetings start at 7:30 P.M.

Before closing the meeting Mr. Welte noted that the Committee will not hold meetings during the summer and that the next scheduled meeting shall be in September.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Larry Coleman

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD ON OCTOBER 20, 1975, AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Gary Jefferson
Daniel W. Miles
Lawrence Phalan
Bill Wilson
Carl Helander
Vincent Banks
Daniel Crane
Charles Stevenson
Ted Welte

Office of State Planning
Miles, Inc.
Stonehill College
Easton Citizen
Julius Tofias & Company
Bay State Gas
OCPC
OCPC
OCPC

The meeting was called to order by Mr. Welte.

Mr. Gary Jefferson, Deputy Director of the Office of State Planning (OSP) spoke to the Committee about the work his office is doing under a grant from the Economic Development Administration (EDA).

Mr. Jefferson explained that one of the first activities of OSP under the EDA grant has been the development of a comprehensive growth policy for the state. This policy will stress the efficient use of existing infrastructure through concentration of growth in built-up urban areas. This would have the benefit of revitalizing the state's cities while preserving the environmental quality of areas which would not be built-up as a result of such a policy. He pointed out that it was difficult to reconcile the tension between spending less state-wide and spending more on economic development. He noted that some of the waste in state spending might be directed to more productive uses.

A portion of the work to be done under the EDA grant will be carried out by the Executive Office of Economic Affairs (EOEcA) which was previously the Executive Office of Manpower Affairs. EOEcA will be studying those growth factors which effect the level of economic development. These factors include energy costs, capital and labor costs, and taxes. EOEcA will be utilizing various study methods including an econometric forecasting model which will be used to project the effects of alternative policies on the statewide economy.

According to Mr. Jefferson, the OSP efforts under the EDA grant will be directed to five basic areas. The first area of study will be location factors relevant to economic development. A task force has been established to look at the location of shopping centers, industrial parks, etc. He noted the strip development that has occurred along many highways and cited the Framingham "Golden Triangle" as a specific example of the costs of poor economic development

MINUTES OF MEETING
OCTOBER 20, 1975

page 2

planning. Secretary of Transportation and Construction Salvucci has estimated the cost of bringing the highways in that area up to 1950 standards at \$71 million compared to \$18 million if development in that area had been better planned.

The second area of concentration will be the permit system which is presently very cumbersome. The state policy on permitting will be reviewed and streamlined where possible.

The third program area will deal with the reuse of older buildings. Mr. Jefferson noted that a structural shift in employment from manufacturing to service has occurred over the past 20 years, and it is projected that this trend will continue. This structural shift does, however, have a center-city orientation which can be further encouraged by state initiatives.

The fourth area of concern for OSP will be property tax reform. The present system of local financing based on the property tax encourages towns to go for low cost - high yield types of development. These are not the best developments in terms of long range economic growth. OSP will be investigating alternatives for local financing.

The fifth program area will be working through the office of the Lt. Governor in coordinating EDA projects, Title I sign-offs, and district designations.

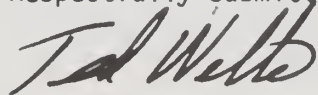
In addition to the growth policy paper which will be sent out for review shortly, OSP will also be developing a paper on policy and program options which could be used to implement the proposed growth policy and a paper describing a detailed five-year capital outlay program for the state.

During the discussion period questions were raised on the interstate highway system and off-shore drilling. In addressing a question on the emphasis by OSP on the six largest cities in the state, Mr. Jefferson noted that Brockton would be as important in statewide planning as the other major cities in the state.

Mr. Crane noted that the papers to be developed by OSP would be circulated among the Committee members for comments.

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Ted Welte

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD ON NOVEMBER 17, 1975, AT 12 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON, MASS.

ATTENDANCE:

Ted Welte
Charles Stevenson
Samuel Read
Henry Bailey
William Wilson
Daniel W. Miles
Phillip Shepherd
Robert I. Dexter
Hugh Redford

OCPC
OCPC
Brockton Edison Co.
Bay State Gas
U.S.A. (Ret) Easton
Miles, Inc.
Massasoit Community College
Abington Mutual Fire Insurance Co.
Mass. Dept. of Commerce and Development

The meeting was called to order by Mr. Welte.

Mr. Hugh Redford, Deputy Commissioner for Economic Development, Mass. Department of Commerce and Development spoke to the Committee about the roll of the Department and specifically about the recently initiated "Company Visitation Program" which he heads.

Mr. Redford stated that the basic goal of the Department of Commerce and Development is to foster the creation of 75,000 new jobs within Massachusetts over the next five years. It is unlikely that these jobs would come from businesses moving into Massachusetts since it would be necessary to attract 250 firms each employing 200 persons to create 50,000 jobs. Massachusetts must look "inward" to its own industries for these new jobs. The business climate in Massachusetts is not such that the state can hope to entice many firms from other states to relocate in Massachusetts.

As part of its "inward looking" approach the Department of Commerce and Development has instituted a "Company Visitation Program". Under this program sixteen field representatives will be calling upon approximately 10,000 companies within the state, including manufacturing firms of 20 or more employees and non-manufacturing firms of 50 or more employees.

The field representatives engage in "straight talk" with the executives of these companies about the four basic problems of doing business in Massachusetts, (1) the tax load on business, (2) the high cost of energy, (3) the high cost of Unemployment Compensation and (4) the high cost of Workmen's Compensation. Hopefully the representatives can convey the message that although these problems can't be solved overnight, they are being addressed. Secondly the representatives discuss specific problems of the particular company or of the particular industry. In this roll the Department can serve as an ombudsman for business.

During the discussion period questions were raised concerning off-shore drilling and related development and what incentives could the state offer business. Many of the questions centered on whether the Department of Commerce and Development could serve in an advocacy roll for business before the legislative and other state departments (e.g. The D.P.U.). Mr. Redford responded negatively but pointed

page 2

out that the Department does and would continue to act as a "feedback" mechanism for the business point of view to the governor and the state.

There being no further business, the meeting was adjourned.

Respectfully Submitted

A handwritten signature in dark ink, appearing to read "Charles C. Stevenson". The signature is written in a cursive style with a large, looping flourish at the end.

Charles C. Stevenson

MINUTES OF A MEETING OF THE ECONOMIC ADVISORY COMMITTEE HELD ON DECEMBER 15, 1975 AT 12:00 NOON AT THE CAPEWAY MANOR RESTAURANT, BROCKTON MA

ATTENDANCE:

Russ Ganz	Division of Employment Security
Daniel W. Miles	Miles, Inc.
William Earl Yetman	Brockton Chamber of Commerce
Philip Sheppard	Massasoit Community College
Samuel Kovner	Howard Tag Co.
Lawrence Phalan	Stonehill College
John Svagzdys	Brockton Credit Union
Ted Welte	OCPC
Charles Stevenson	OCPC

The meeting was called to order by Ted Welte.

Included as the only item on the agenda was a discussion concerning recent trends in the Brockton Labor Market. Mr. Russ Ganz, Labor Market Economist with the Mass. Division of Employment Security (DES) was the featured speaker.

Mr. Ganz's formal presentation included a review of non-farm wage and salary employment statistics for the Brockton area. DES statistics indicate that within the Brockton area non-farm wage and salary employment grew from approximately 44,250 in January, 1972 to approximately 51,200 in June, 1974, an increase of 7,000 jobs. By July, 1974 the effects of the recession began to show up and by February, 1975 non-farm employment had risen to near the pre-recession figure of 51,200 jobs. Mr. Ganz estimates that if the trend of January, 1972 through August, 1974 had continued through September, 1975 employment would have totaled 53,900. This is 2,900 above the actual figure.

Since January, 1974 manufacturing employment has dropped by 2,000 jobs (from 13,000 to 11,000) while non-manufacturing employment has risen by 4,000 jobs (from 36,000 to 40,000). Within the manufacturing sector employment in both durable and non-durable goods is off sharply while within the non-manufacturing sector only transportation, communications, and utility employment is down. Mr. Ganz also reported that from September, 1975 the unemployment rate for the Brockton SMSA has risen from 6.6% to 12.2%. Although, total employment has remained relatively constant (71,200 in September 1974 and 71,000 in September, 1975) the civilian labor force has grown from 76,200 to 81,000 causing increase of 4,900 in the number of persons employed.

Much of the discussion which followed the formal presentation centered on the methods used by DES in collecting and tabulating employment data. Committee members questioned the validity of DES figures and suggested that these figures do not present an accurate picture of the Brockton area economy. It was pointed out by Mr. Yetman that while DES reports a substantial decline in manufacturing employment for the Brockton area, Chamber of Commerce figures show an increase in manufacturing employment. (eg. firms locating in the Avon Industrial Park all of which have come

MINUTES OF THE MEETING
DECEMBER 15, 1975

page 2

from outside the Brockton SMSA). Mr. Yetman also noted that DES sampling techniques would reflect the closing of Eleganza, but would not necessarily reflect the jobs created by the firm which moved into the Eleganza Building. Mr. Sheppard asked several questions concerning the role DES statistics played in OMB's discussion to remove Stoughton, Hanson, and Abington from the Brockton SMSA. It was the feeling of several committee members that DES statistics discriminate against the Brockton region and in many instances this results in the loss of federal funds.

In responding to the barrage of questions, Mr. Ganz acknowledged that there are inadequacies in DES statistics but pointed out that the figures are applied equally throughout the state. Mr. Ganz invited interested committee members to meet with him in his office and pursue the discussion further.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, reading "Charles C. Stevenson". The signature is written in dark ink and is positioned above the printed name.

Charles C. Stevenson

Old Colony Planning Council



DANIEL M. CRANE
EXECUTIVE DIRECTOR

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1833

January 5, 1976

To: Economic Advisory Committee Members

Gentlemen:

The January 12th meeting of the OCPC Economic Advisory Committee will be held at 12 noon at the Capeway Manor Restaurant, 1507 Main Street in Brockton.

The subject at this meeting will be the Overall Economic Development Program Progress Report which must be submitted to the Economic Development Administration in March. Specifically we will be reviewing last year's list of Priority Projects (pages 43-52 in the OEDP Progress Report) to determine which projects should be included in this year's report. We will also be discussing the OEDP Goals (pages 39-42) and Development Progress over the past year (pages 31-38). Please review these sections of the OEDP Progress Report, which is being sent under separate cover, and bring your copy with you on Monday.

Also enclosed is a page from the December Mass. Business and Economic Report which is published by U. Mass., Amherst.

See you on Monday.

Sincerely,

Daniel M. Crane
Executive Director

DMC:ATW:jm

SERVING

ABINGTON	AVON	BRIDGEWATER	BROCKTON
EAST BRIDGEWATER	EASTON	HANSON	PEMBROKE
			WEST BRIDGEWATER
			WHITMAN



DANIEL M. CRANE
EXECUTIVE DIRECTOR

Old Colony Planning Council

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1633

February 2, 1976

To: Economic Advisory Committee Members

Gentlemen:

The February 9th meeting of the OCPC Economic Advisory Committee will be held at 12 noon at the Capeway Manor Restaurant, 1507 Main Street in Brockton.

Dr. Laurence Phalan, Director of the Office of Community Research at Stonehill College, will address the Committee on the "Old Colony Area Economic Survey" which his office is conducting.

Also on the agenda is a review of the OEDP Priority Projects List. This list is being updated for inclusion in the OEDP Progress Report which must be submitted to the Economic Development Administration in March.

See you on Monday

Sincerely,

Daniel M. Crane
Executive Director

DMC:ATW:jm

SERVING

EAST BRIDGEWATER	ABINGTON	AVON	BRIDGEWATER	BROCKTON	WHITMAN
	EASTON	HANSON	PEMBROKE	WEST BRIDGEWATER	

Old Colony Planning Council



DANIEL M. CRANE
EXECUTIVE DIRECTOR

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1833

January 8, 1976

To: The Mayor of Brockton and the Boards of Selectmen
of Avon, Abington, Bridgewater, East Bridgewater,
Easton, Hanson, Stoughton, West Bridgewater, and
Whitman

Gentlemen:

The Old Colony Planning Council is in the process of preparing the Annual Progress Report on the Overall Economic Development Program (OEDP) for the Greater Brockton Area.

This Progress Report will include an updated OEDP Priority Projects List for the Brockton Redevelopment Area which consists of the city of Brockton and the towns of Abington, Avon, Bridgewater, East Bridgewater, Easton, Hanson, Stoughton, West Bridgewater, and Whitman. The current list of OEDP Priority Projects is enclosed.

In order for a project to be assisted by the Economic Development Administration it must be included on the list. We are therefore asking you to review the enclosed list and make additions or deletions for projects in your town. Also please review the "Overall Priority" rating for both your town and the regional projects according to the following criteria and list the changes you would recommend.

- High - High economic development impact; advance the project as soon as possible
- Medium - Medium economic development impact; advance the project with reasonable speed
- Low - Low economic development impact; no immediate action needed

SERVING

ABINGTON	AVON	BRIDGEWATER	BROCKTON
EAST BRIDGEWATER	EASTON	HANSON	PEMBROKE
		WEST BRIDGEWATER	WHITMAN

January 8, 1975

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Please inform Ted Welte or myself by letter of any changes you wish to make prior to February 2, 1976, so that they may be submitted to the Council for inclusion in the updated OEDP Priority Projects List.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel M. Crane".

Daniel M. Crane
Executive Director

DMC:ATW:jm

cc: Chairmen, Industrial Development Commissions



DANIEL M. CRANE
EXECUTIVE DIRECTOR

Old Colony Planning Council

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1833

March 3, 1976

To: The Mayor of Brockton and the Boards of Selectmen
of Avon, Abington, Bridgewater, East Bridgewater,
Easton, Hanson, Stoughton, West Bridgewater, and
Whitman

Gentlemen:

Enclosed is a final draft of the Overall Economic Development Program
1976 Priority Project List. This list will be included in the OEDP
Progress Report which must be submitted to the Economic Development
Administration at the end of this month.

Please make a final review of your portion of the list and inform
Ted Welte or myself of any changes by March 15, 1976.

Thank you.

Sincerely,

Daniel M. Crane
Executive Director

DMC:ATW:jm

cc: Chairmen, Industrial Development Commissions

SERVING

ABINGTON	AVON	BRIDGEWATER	BROCKTON	
EAST BRIDGEWATER	EASTON	HANSON	PEMBROKE	WEST BRIDGEWATER
				WHITMAN



DANIEL M. CRANE
EXECUTIVE DIRECTOR

Old Colony Planning Council

232 MAIN STREET
BROCKTON, MASS 02401
617-583-1833

March 17, 1976

To: OCPC Delegates and Alternates

Gentlemen:

The enclosed "Overall Economic Development Program 1976 Priority Project List" was approved by the Economic Advisory Committee on February 9. It is submitted herein for your review and for adoption by the Council at the March 24th meeting.

This list will be included as part of the OEDP Progress Report which must be submitted to the Economic Development Administration by March 31, 1976.

If you have questions on the list prior to the Council meeting please call either myself or Ted Welte.

Thank you.

Sincerely,

Daniel M. Crane
Executive Director

DMC:ATW:jm

SERVING

ABINGTON	AVON	BRIDGEWATER	BROCKTON
EAST BRIDGEWATER	EASTON	HANSON	PEMBROKE
			WEST BRIDGEWATER
			WHITMAN 83

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**Old Colony Planning Council,
232 Main Street, Brockton, Mass.**